



Town of Newmarket

Agenda

Committee of the Whole

Date: Monday, September 8, 2025
Time: 1:00 PM
Location: Streamed live from the Municipal Offices
395 Mulock Drive
Newmarket, ON L3Y 4X7

1. Notice

This meeting will be streamed live at newmarket.ca/meetings.

Public Input

Individuals who wish to submit input to Council in relation to an item on this agenda have the following options available.

1. Email your correspondence to clerks@newmarket.ca by end of day on September 3, 2025. Written correspondence received by this date will form part of the public record; or,
2. You are strongly encouraged to pre-register if you would like to make a deputation at the meeting. For more information regarding the options available, email your request and contact information to clerks@newmarket.ca.

2. Additions & Corrections to the Agenda

Note: Additional items are marked by an asterisk*.

3. Conflict of Interest Declarations

4. Public Hearing Matter(s)

There are no public hearing matters.

5. Presentations & Recognitions

- 5.1 York Region Transit's 2026 Annual Transit Plan

Note: Tamas Hertel, Service Planning Manager, York Region Transit will present regarding this matter.

1. That the presentation provided by Tamas Hertel, Service Planning Manager, York Region Transit regarding York Region Transit's 2026 Annual Transit Plan be received.

6. Deputations

7. Consent Items

7.1 2025 Reserve and Reserve Fund Budget

1. That the report entitled 2025 Reserves and Reserve Funds Budget dated September 8, 2025, be received; and,
2. That the 2025 Reserves and Reserve Funds Budget, as set out in the attachment, be approved; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

7.2 2026 Council and Committee of the Whole Meeting Schedule

1. That the report entitled 2026 Meeting Schedule and Restricted Acts in a Municipal Election Year dated September 8, 2025 be received; and,
2. That the 2026 Committee of the Whole and Council Meeting Schedule (Attachment 1) be adopted; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

7.3 Semi-annual Update for 2025 to the Outstanding Matters List

1. That the report entitled Semi-annual Update for 2025 to the Outstanding Matters List dated September 8, 2025 be received; and,
2. That Council adopt the Outstanding Matters List (Attachment 1); and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

7.4 Removal of 127 Joseph Street from the Non-Designated Heritage List

1. That the report entitled De-listing of 127 Joseph Street from the Municipal Register of Listed Heritage Properties dated September 8, 2025 be received; and,
2. That Staff be authorized and directed to remove 127 Joseph Street from the Municipal Register of Listed Heritage Properties; and,

3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

7.5 2025 Budget Reconciliation

1. That the report entitled 2025 Budget Reconciliation Report dated September 8, 2025, be received; and,
2. That the 2025 Budget Reconciliation be approved; and,
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

7.6 Newmarket Public Library Board Meeting Minutes of May 21, 2025

1. That the Newmarket Public Library Board Meeting Minutes of May 21, 2025 be received.

7.7 Main Street District Business Improvement Area Board of Management Meeting Minutes of June 4, 2025 and July 2, 2025

1. That the Main Street District Business Improvement Area Board of Management Meeting Minutes of June 4, 2025 and July 2, 2025 be received.

8. Action Items

8.1 Billboard Sign Variance Application 749 Davis Drive

1. That the report entitled Billboard Sign Variance Application 749 Davis Drive dated September 8, 2025, be received; and,
2. That Council considers and selects an option in the report; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9. Notices of Motion

10. Motions Where Notice has Already been Provided

11. New Business

12. Closed Session (if required)

13. Adjournment



YORK REGION TRANSIT'S 2026 ANNUAL TRANSIT PLAN TOWN OF NEWMARKET

Presented by
Tamas Hertel
Manager, Service Planning

Presented to
Town of Newmarket Council

Presented on
September 8, 2025



Agenda

- Annual transit plan cycle
- Stakeholder and public consultations
- 2026 service improvements
- 2026-2030 Business Plan
- Ridership trends
- Next steps



Annual Transit Plan Cycle

QUARTER 4 (October to December)

- Local Council presentations
- Receive Regional Council approval
- Finalize annual transit plan document

We are here

QUARTER 3 (July to September)

- Refine proposed service changes
- Draft annual transit plan document
- Local Council presentations



QUARTER 1 (January to March)

- Conduct system review
- Develop draft service changes

QUARTER 2 (April to June)

- Public and stakeholder consultation
- Incorporate planned service changes into draft operating and capital budget

2025 Service Improvements in the Town of Newmarket

Routes/Services	Implemented Service Changes
33 – Wellington-Leslie	Improved weekday frequency all day
57 – Mulock	Improved weekday frequency all day



Transit services are advertised through communication materials, digital updates and attending outreach events such as the Newmarket Farmers' Market.

Stakeholder and Public Consultation

Consultation	Date (2025)	Location
Town Staff	March 4	Virtual
Neighbouring Transit Agencies	April 10	York Region Office
YRDSB and YCDSB	April 25	York Region Office
Virtual Public Engagement	May 4 to June 1	yrt.ca/TransitPlan or YRT Contact Centre
Accessibility Advisory Committee (AAC)	May 4 to June 1	yrt.ca/TransitPlan or YRT Contact Centre
Public Outreach Event #1	May 20	Magna Centre
Public Outreach Event #2	May 21	Newmarket Terminal

Feedback Received

- Request for improved frequency on Route 57 – Mulock
- Request to extend Route 55 – Davis west to Bathurst Street
- Request for a bus route connecting Newmarket with Bradford West Gwillimbury
- Request for improved signal priority on Yonge Street for Viva blue
- Request for improved service to the new Costco plaza on Harry Walker Parkway



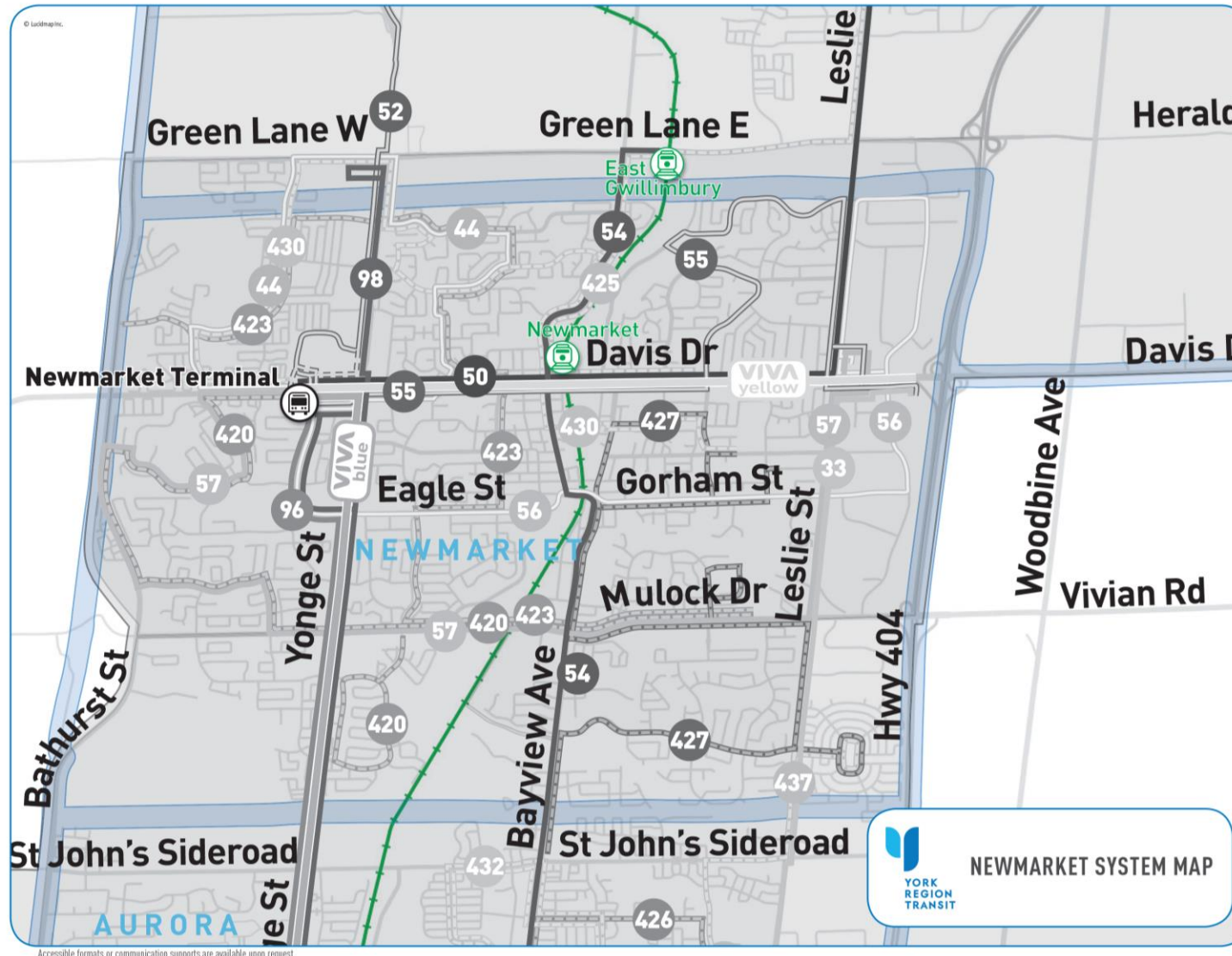
2026 Service Improvements in the Town of Newmarket

Routes/Services	Proposed Service Changes
50 – Queensway*	Provided earlier southbound trips on weekends
54 – Bayview*	Improved midday frequency
On-Request Newmarket Local	Discontinue service due to duplication with On-Request North-Central

* **Note:** Implemented in 2025 in response to ridership increases and the need for additional service before 2026.



YRT Services in the Town of Newmarket



Transit Services - Newmarket

33 – Wellington-Leslie

44 – Bristol

50 – Queensway

52 – Holland Landing

54 – Bayview

55 – Davis Drive

56 – Gorham-Eagle

96 – Keele-Yonge

98 – Yonge

420 – Newmarket SS via Savage

423 – Newmarket SS via Bristol

427 – Sacred Heart SS via Stonehaven

430 – Sacred Heart SS via Main

437 – St. Maximilian Kolbe SS via Mavrinac

Viva – blue

Viva – yellow

On-Request Aurora GO Service Area

On-Request Newmarket Local Service Area

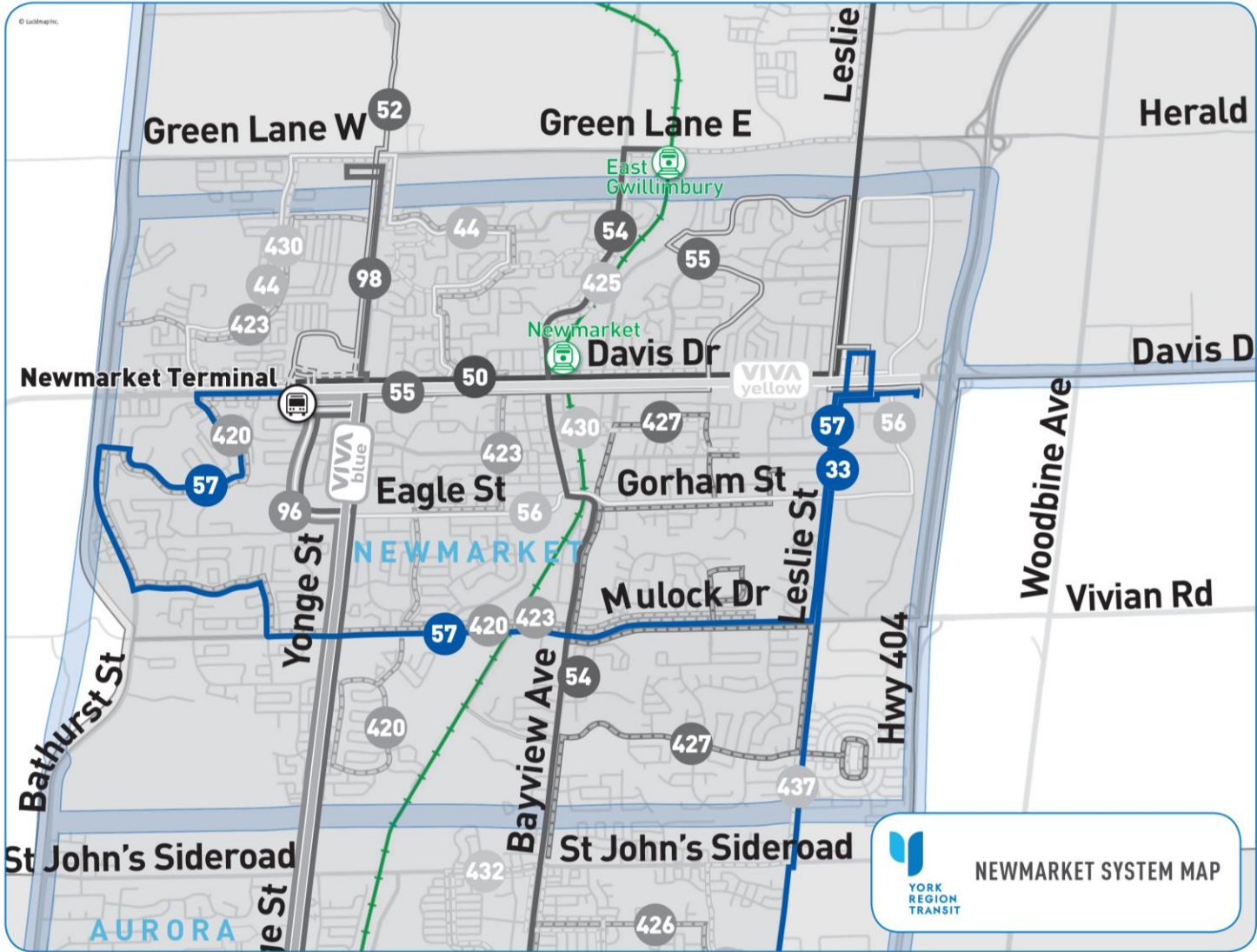
On-Request North-Central Service Area

On-Request 65+ and Paratransit services are available to all eligible travellers across the Region.

GO Rail

Municipal Boundary

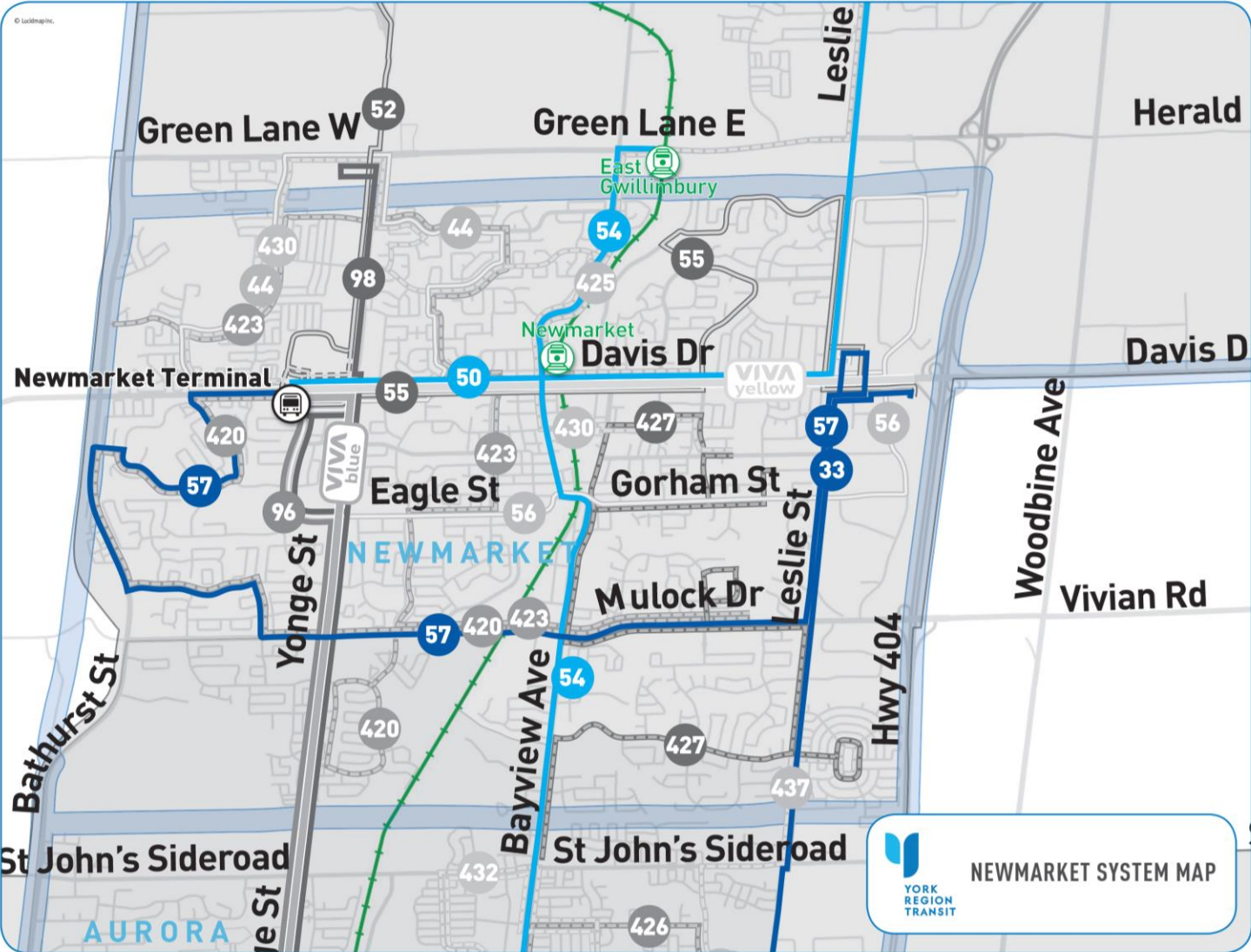
2025 Service Improvements in the Town of Newmarket



Transit Services - Newmarket

- 33 – Wellington-Leslie
 - 44 – Bristol
 - 50 – Queensway
 - 52 – Holland Landing
 - 54 – Bayview
 - 55 – Davis Drive
 - 56 – Gorham-Eagle
 - 96 – Keele-Yonge
 - 98 – Yonge
 - 420 – Newmarket SS via Savage
 - 423 – Newmarket SS via Bristol
 - 427 – Sacred Heart SS via Stonehaven
 - 430 – Sacred Heart SS via Main
 - 437 – St. Maximilian Kolbe SS via Mavrinac
 - Viva – blue
 - Viva – yellow
 - On-Request Aurora GO Service Area
 - On-Request Newmarket Local Service Area
 - On-Request North-Central Service Area
- On-Request 65+ and Paratransit services are available to all eligible travellers across the Region.
- GO Rail
 - Municipal Boundary
 - 2025 Annual Transit Plan Changes

2026 Service Improvements in the Town of Newmarket



Transit Services - Newmarket

- 33 – Wellington-Leslie
- 44 – Bristol
- 50 – Queensway
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On-Request 65+ and Paratransit services are available to all eligible travellers across the Region.

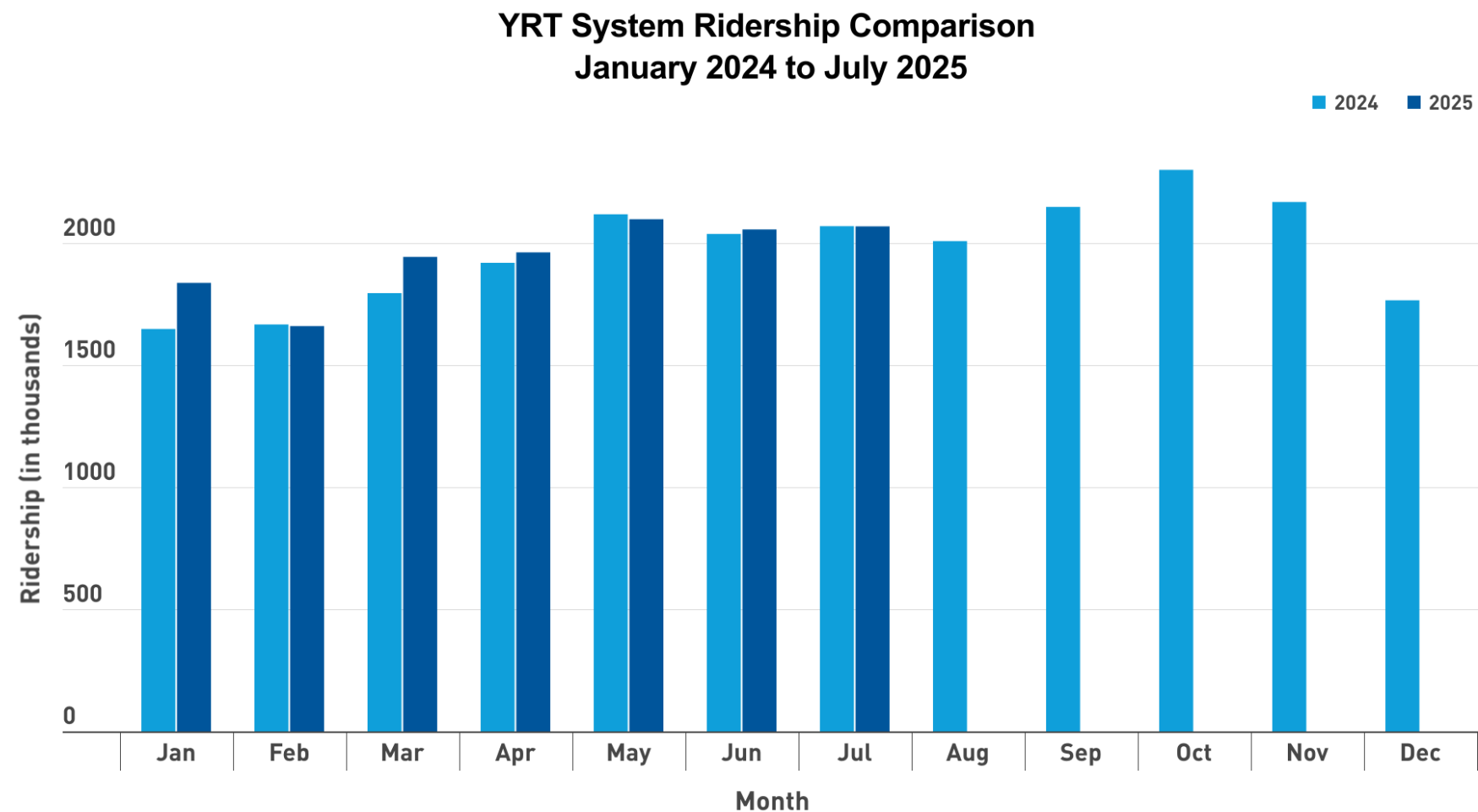
- GO Rail
- Municipal Boundary
- 2025 Annual Transit Plan Changes
- 2026 Annual Transit Plan Changes

Development of 2026-2030 Business Plan



The Business Plan informs the projects and programs York Region Transit implements on an annual basis.

System Ridership Trends



Ridership in Newmarket increased approximately 5% compared to 2024.

Next Steps

- Seek York Regional Council approval of the 2026 Annual Transit Plan through the operating and capital budget approval process
- Communicate 2026 Annual Transit Plan service improvements to customers and residents
- Begin 2027 Annual Transit Plan process



For more information, please contact:

Tamas Hertel

Manager, Service Planning

tamas.hertel@york.ca





Town of Newmarket
395 Mulock Drive P.O. Box 328,
Newmarket, Ontario, L3Y 4X7

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2025 Reserves and Reserve Funds Budget

Staff Report to Council

Report Number: 2025-39

Department(s): Financial Services

Author(s): Anita Gibson, Supervisor, Financial Reporting & Analysis

Meeting Date: September 8, 2025

Recommendations

1. That the report entitled 2025 Reserves and Reserve Funds Budget dated September 8, 2025, be received; and,
2. That the 2025 Reserves and Reserve Funds Budget, as set out in the attachment, be approved; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Executive Summary

Following the final approvals of the 2025 Operating and Capital budgets, there is a requirement for Council to approve the contributions to the Reserves and Reserve Funds.

The 2025 Reserves and Reserve Funds Budget is a consolidation of the transfers approved in the 2025 Operating and Capital Budgets and estimated revenues.

At the beginning of 2025, Reserves and Reserve Funds had a combined balance of \$183.0 million and are budgeted to end the year with a balance of \$155.7 million, a decrease of \$27.3 million.

Purpose

The purpose of this report is to seek Council approval of the 2025 Reserves and Reserve Funds Budget.

Background

The majority of the Reserves and Reserve Funds budget has already been established through the previous adoption of the 2025 Operating and Budgets on December 9, 2024. The projected revenues, i.e., interest earned, contributions from developers,

items paid directly to the reserve and reserve funds, etc., are based upon a blend of historical trends and future projections.

Discussion

At the beginning of 2025, Reserves and Reserve Funds had a combined balance of \$183.0 million and are budgeted to end the year with a balance of \$155.7 million, a decrease of \$27.3 million.

The 2025 budgeted revenues for reserves and reserve funds are \$45.1 million, including \$31.9 million from the operating budget, \$11.9 million in contributions from developers (84% development charges), and \$1.3 million in interest.

Category	Beginning Balance 2025	Revenues	Expenses	Ending Balance 2025	Change over 2024
Reserve Funds	\$ 115,020,951	\$ 31,159,558	\$ 34,219,838	\$ 111,960,671	(\$ 3,060,279)
Reserves	\$ 36,169,418	\$ 2,081,722	\$ 6,937,467	\$31,313,673	(\$ 4,855,745)
Obligatory Reserve Funds	\$ 31,817,758	\$ 11,904,351	\$ 31,311,871	\$ 12,410,238	(\$ 19,407,519)
TOTAL	\$183,008,126	\$45,145,632	\$72,469,175	\$155,684,583	(\$27,323,544)

The 2025 budgeted expenditures for reserves and reserve funds are \$72.5 million, including \$69.3 million for the 2025 capital program, of which \$24.9 million will be from development charges. This accounts for the significant decrease projected for the Obligatory Reserve Funds balance.

The details of the 2025 reserves and reserve funds budget are attached. The Reserve and Reserve Fund categories are summarized below.

Asset Management Reserves and Reserve Funds

Characteristics:

- Savings accounts to ensure that there are funds available for renewals, replacements, and rehabilitation when needed.
- Primary funding is from budgeted contributions.
- Projected funding is compared to anticipated mid-term (10-year) and long-term (50-year) requirements.
- Budget driver is a combination of one-time increases and ongoing increases.

Category	Beginning Balance 2025	Revenues	Expenses	Ending Balance 2025	Change over 2024
Core assets, tax-supported	(\$ 734,219)	\$ 1,363,047	\$ 8,978,376	(\$ 8,349,549)	(\$ 7,615,329)
Core assets, rate-supported	\$ 94,932,090	\$ 18,014,200	\$ 25,000	\$ 112,921,291	\$ 17,989,200
Non-core assets	\$ 9,655,731	\$ 5,999,980	\$ 10,925,000	\$4,730,712	(\$4,925,020)
TOTAL	\$ 103,853,602	\$ 25,377,227	\$ 19,928,376	\$ 109,302,453	\$ 5,448,851

Stabilization Reserves and Reserve Funds

Characteristics:

- Offset annual fluctuations in expenses and/or revenues.
- Primary funding is from budgetary surplus, which can be applied to any future budgetary deficit.
- Relative to fluctuations of actual expenses from the budget, based upon historic trends.
- The main budget driver is one-timers.
- Example reserves:
 - General, rate stabilization – tax, water, wastewater, stormwater
 - Specific stabilization - maintenance, winter control, legal
 - Cyclical – planning studies, election

Category	Beginning Balance 2025	Revenues	Expenses	Ending Balance 2025	Change over 2024
General	\$ 19,840,038	\$ 2,030,222	\$ 6,414,947	\$ 15,455,313	(\$ 4,384,725)
Specific	\$ 16,120,196	\$ 234,745	\$ 1,339,520	\$ 15,015,421	(\$ 1,104,775)
Cyclical	\$ 2,268,653	\$ 744,399	\$0	\$ 3,013,052	\$ 744,399
TOTAL	\$ 38,228,887	\$ 3,009,366	\$ 7,754,467	\$ 33,483,786	(\$ 4,745,101)

Growth and Development Reserves and Reserve Funds

Characteristics:

- Savings to support the needs for growth and provide for enhancements (e.g. Mulock Park Reserve).
- Most funding is from external sources, such as developers.
- Compare to projected funding requirements
 - Some reserves are for unspecified future opportunities (e.g. Land Purchase) and do not yet have a Council-approved target.
 - Some have external restrictions (e.g. Development Charge, Parkland Contributions).

Category	Beginning Balance 2025	Revenues	Expenses	Ending Balance 2025	Change over 2024
Regulated	\$ 18,359,962	\$ 11,215,895	\$ 25,822,840	\$ 3,753,018	(\$ 14,606,944)
Capital	\$ 30,928,574	\$ 3,726,575	\$ 17,460,106	\$ 17,195,043	(\$ 13,733,531)
DAAP	\$ 3,164,585	\$ 608,476	\$ 1,296,514	\$ 2,476,546	(\$ 688,038)
Other	\$ 3,473,115	\$ 488,849	\$ 206,872	\$ 3,755,092	\$ 281,977
TOTAL	\$ 55,926,236	\$ 16,039,796	\$ 44,786,332	\$ 27,179,700	(\$ 28,746,537)

- Regulated includes Development Charges and Parkland Contributions
- Capital is for general and specific (e.g., Mulock Park, land, etc.) purposes.
- DAAP (Development Applications Approval Process) includes building permits, planning fees, etc.

Consolidated Summary:

Category	Beginning Balance 2025	Revenues	Expenses	Ending Balance 2025	Change over 2024
Asset Management	\$ 103,853,602	\$ 25,377,227	\$ 19,928,376	\$ 109,302,453	\$ 5,448,851
Stabilization	\$ 38,228,887	\$ 3,009,366	\$ 7,754,467	\$ 33,483,786	(\$ 4,745,101)
Growth & Development	\$ 55,926,236	\$ 16,039,796	\$ 44,786,332	\$ 27,179,700	(\$ 28,746,537)
TOTAL	\$ 198,008,725	\$ 44,426,389	\$ 72,469,175	\$ 169,965,939	(\$ 28,042,787)
Cash and investments	\$ 183,008,126	\$ 45,145,632	\$ 72,469,175	\$ 155,684,583	(\$ 27,323,544)
Internal Loans	\$ 15,000,599	(\$ 719,243)	\$0	\$ 14,281,356	(\$ 719,243)
TOTAL	\$ 198,008,725	\$ 44,426,389	\$ 72,469,175	\$ 169,965,939	(\$ 28,042,787)

Consultation

The 2025 Reserves and Reserve Funds Budget has been created from the 2025 Capital and Operating Budgets which were developed by staff and have undergone extensive review by the public and Council.

Conclusion

The majority of the Reserves and Reserve Funds budget has already been established through the previous adoption of the 2025 Operating and Capital Budgets.

Council Priority Association

This report aligns with the following Council Priority: Financial Sustainability

Human Resource Considerations

Not applicable to this report.

Budget Impact

This report has no direct impact on the Operating Budget. All transfers to or from the Operating Budget were previously approved by Council.

There is no direct impact on the Capital Budget. All transfers to the Capital Budget were previously approved by Council.

The investment income budget remains unchanged; however, the actuals are subject to market performance.

Attachments

Appendix A – 2025 Reserves and Reserve Funds Budget

Approval for Submission

Andrea Tang CA CPA
Director, Financial Services/Treasurer

Esther Armchuk, LL.B
Commissioner, Corporate Services

Report Contact

For more information on this report, contact info@newmarket.ca.



Town of Newmarket
395 Mulock Drive P.O. Box 328,
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2026 Meeting Schedule and Restricted Acts in a Municipal Election Year

Staff Report to Council

Report Number: 2025-40

Department(s): Legislative Services

Author(s): Simon Granat, Legislative Coordinator

Meeting Date: September 8, 2025

Recommendations

1. That the report entitled 2026 Meeting Schedule and Restricted Acts in a Municipal Election Year dated September 8, 2025 be received; and,
2. That the 2026 Committee of the Whole and Council Meeting Schedule (**Attachment 1**) be adopted; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Purpose

The purpose of this report is to seek Council's adoption of the 2026 Committee of the Whole and Council Meeting Schedule (Attachment 1). This report also provides information on how staff schedule Advisory Committee and Board meetings in a municipal election year and outlines the Restricted Acts After Nomination Day as per the Municipal Act, 2001).

Background

Council required to adopt its meeting schedule annually

The Town of Newmarket's Procedure By-law states that Council and Committee of the Whole meetings shall be held in accordance with the schedule adopted by Council, except when otherwise directed by a resolution of Council or Committee. On September 16, 2024 Council adopted the [2025 Council and Committee of the Whole Meeting Schedule](#).

Advisory Committee and Boards have fewer meetings in last quarter of a Municipal Election year

The Council-approved [Committee Administration Policy](#) (CORP. 3-02) states, “during a Municipal election year, meetings shall be cancelled where possible in the last quarter”. This provision was introduced in 2015 for Legislative Services to manage its limited resources during a Municipal Election year. Advisory Committees and Boards may meet during the fourth quarter to consider time-sensitive or statutory matters, if required.

Restricted Acts only apply if fewer than 7 members of the current Council do not register as candidates for the 2026 term of Council

Section 275 of the Municipal Act, 2001 outlines situations that may arise where Council’s acts are restricted. These restrictions are colloquially known as, “lame duck” provisions. In Newmarket’s case, Restricted Acts are triggered if the new council will include fewer than 7 members of the outgoing council.

The Restricted Acts can apply in two scenarios:

1. Between Nomination Day (August 21, 2026) and before voting day (October 26, 2026) based on the nominations to the new Council that have been certified and any acclamations made to the new Council; or,
2. Between October 26, 2026 and November 15, 2026, if fewer than 7 members of the current Council are not re-elected or acclaimed.

If fewer than 7 members of the outgoing Council will form part of the incoming Council, as per subsection 275(3) of the Municipal Act, 2001 Council is restricted from the following:

- a. The appointment or removal from office of any officer of the municipality;
- b. The hiring or dismissal of any employee of the municipality;
- c. The disposition of any real or personal property of the municipality which has a value exceeding \$50,000; and,
- d. Making any expenditures or incurring any liability which exceeds \$50,000 in the election.

Provisions (c) and (d) do not apply if the dispositions of expenditures were previously approved in the budget by August 21, 2026 (Nomination Day). Council is not restricted from taking all necessary and appropriate actions in the event of an emergency.

Delegated authority already provided to the Chief Administrative Officer

In May 2018, Council amended the Delegation By-law to provide the Chief Administrative Officer (CAO) with the authority to dispose of any real or personal property which has value of over \$50,000 and make an expenditures or incur other

liability exceeding \$50,000. Should the CAO use their delegated authority under these provisions, it will be reported as part of the Town's annual Accountability and Transparency Information report to be published in 2027.

In addition, Council has previously delegated the authority to staff to appoint or dismiss employees below the level of Chief Administrative Officer. These hiring and dismissal practices are exercised through Human Resources policies and the Administration By-law.

Discussion

Attachment 1 outlines the draft meeting schedule. Variations in the schedule include:

- There is a two week break in March due to March break.
- Special Council meeting dates are scheduled on July 13, and August 10 as a placeholder for public hearing matters, if required.
- At the time of writing this report, the Association of Municipalities of Ontario (AMO) conference date has not been publicized. This conference occurs annually in August.
- The final Council meeting before the election is September 21, 2026.
- A Special Council meeting is scheduled for November 9, 2026. A similarly timed meeting was held four years ago. This meeting can accommodate public hearing matters, and other business that may arise.
- The Inaugural meeting for the 2026 to 2030 Council Term is scheduled for November 16, 2026. Tentative orientation dates are scheduled for November 23 and November 30, 2026.

Newmarket Council and Committee of the Whole meetings continue to be livestreamed and archived on the Town's website. This allows anyone to watch meetings at their convenience. Closed captioning is available for both livestreamed and archived videos. This accessibility feature has been available since 2018.

Consultation

The Strategic Leadership Team (SLT) and the Operational Leadership Team (OLT) were consulted on this report.

Conclusion

The Town's Procedure By-law requires Council to approve their annual meeting schedule. This report proposes a 2026 Council and Committee of the Whole meeting calendar similar to previous election year meeting schedules. Advisory Committee and Board meetings will be reduced in the fourth quarter 2026 as per the Town's Committee Administration Policy.

Council Priority Association

This report aligns with the following Council Priority: Customer-first Way of Life

Human Resource Considerations

N/A

Budget Impact

N/A

Attachments

Attachment 1 – Town of Newmarket 2026 Meeting Schedule

Approval for Submission

Kiran Saini, Manager, Legislative Services/Deputy Clerk

Lisa Lyons, Director, Legislative Services/Town Clerk

Esther Armchuk, Commissioner, Corporate Services

Report Contact

For more information on this report, contact info@newmarket.ca.



Attachment 1 – Town of Newmarket 2026 Meeting Schedule

Town of Newmarket 2026 Meeting Schedule

January 2026						
Sun	Monday	Tuesday	Wednesday	Thursday	Friday	Sat
				1 New Year's Day Town Offices Closed	2	3
4	5	6	7	8	9	10
11	12 1:00 PM – CoW, Public Hearing Matter(s) with regular CoW items immediately following	13	14	15	16	17
18	19 1:00 PM – Council, Public Hearing Matter(s) with regular Council items immediately following	20	21	22	23	24
25	26	27	28	29	30	31

CoW – Committee of the Whole; If closed session required, held +/- 2:00 PM

CL - Council

February 2026						
Sun	Monday	Tuesday	Wednesday	Thursday	Friday	Sat
1	2 1:00 PM – CoW, Public Hearing Matter(s) with regular CoW items immediately following	3	4	5	6	7
8	9 1:00 PM Council, Public Hearing Matter(s) with regular Council items immediately following	10	11	12	13	14
15	16 Family Day Town Offices Closed	17	18	19	20	21
22	23 1:00 PM – CoW, Public Hearing Matter(s) with regular CoW items immediately following	24	25	26	27	28



Attachment 1 – Town of Newmarket 2026 Meeting Schedule

Town of Newmarket 2026 Meeting Schedule

March 2026						
Sun	Monday	Tuesday	Wednesday	Thursday	Friday	Sat
1	2 1:00 PM Council, Public Hearing Matter(s) with regular Council items immediately following	3	4	5	6	7
8	9	10	11	12	13 -	14
15	16 March Break	17 March Break	18 March Break	19 March Break	20 March Break	21
22	23 1:00 PM CoW, Public Hearing Matter(s) with regular CoW items immediately following	24	25	26	27	28
29	30 1:00 PM Council Public Hearing Matter(s) with regular Council items immediately following	31				

CoW – Committee of the Whole; If closed session required, held +/- 2:00 PM

CL - Council



Attachment 1 – Town of Newmarket 2026 Meeting Schedule

Town of Newmarket 2026 Meeting Schedule

April 2026						
Sun	Monday	Tuesday	Wednesday	Thursday	Friday	Sat
			1	2	3 Good Friday Town Offices Closed	4
5	6 Easter Monday Town Offices Closed	7	8	9	10	11
12	13 1:00 PM CoW, Public Hearing Matter(s) with regular CoW items immediately following	14	15	16	17	18
19	20 1:00 PM Council, Public Hearing Matter(s) with regular Council items immediately following	21	22	23	24	25
26	27	28	29	30		

CoW – Committee of the Whole; If closed session required, held +/- 2:00 PM

CL - Council

May 2026						
Sun	Monday	Tuesday	Wednesday	Thursday	Friday	Sat
					1	2
3	4 1:00 PM CoW, Public Hearing Matter(s) with regular CoW items immediately following	5	6	7	8	9
10	11 1:00 PM Council Public Hearing Matter(s) with regular Council items immediately following	12	13	14	15	16
17	18 Victoria Day Town Offices Closed	19	20	21	22	23
24 31	25 1:00 PM CoW, Public Hearing Matter(s) with regular CoW items immediately following	26	27	28	29	30



Attachment 1 – Town of Newmarket 2026 Meeting Schedule

Town of Newmarket 2026 Meeting Schedule

June 2026						
Sun	Monday	Tuesday	Wednesday	Thursday	Friday	Sat
	1 1:00 PM Council, Public Hearing Matter(s) with regular Council items immediately following	2	3	4	5	6
7	8	9	10	11	12	13
14	15 1:00 PM CoW, Public Hearing Matter(s) with regular CoW items immediately following	16	17	18	19	20
21	22 1:00 PM Council, Public Hearing Matter(s) with regular Council items immediately following	23	24	25	26	27
28	29	30				

CoW – Committee of the Whole; If closed session required, held +/- 2:00 PM

CL - Council



Attachment 1 – Town of Newmarket 2026 Meeting Schedule

Town of Newmarket 2026 Meeting Schedule

July 2026						
Sun	Monday	Tuesday	Wednesday	Thursday	Friday	Sat
			1 Canada Day Town Offices Closed	2	3	4
5	6	7	8	9	10	11
12 1:00 PM Special Council, if required, (placeholder for public hearing matters only)	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	



Attachment 1 – Town of Newmarket 2026 Meeting Schedule

Town of Newmarket 2026 Meeting Schedule

August 2026						
Sun	Monday	Tuesday	Wednesday	Thursday	Friday	Sat
						1
2	3 Civic Holiday Town Offices Closed	4	5	6	7	8
9	10 1:00 PM Special Council, if required, (placeholder for public hearing matters only)	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					



Attachment 1 – Town of Newmarket 2026 Meeting Schedule

Town of Newmarket 2026 Meeting Schedule

September 2026						
Sun	Monday	Tuesday	Wednesday	Thursday	Friday	Sat
		1	2	3	4	5
6	7 Labour Day Town Offices Closed	8	9	10	11	12
13	14 1:00 PM CoW, Public Hearing Matter(s) with regular CoW items immediately following	15	16	17	18	19
20	21 1:00 PM Council, Public Hearing Matter(s) with regular Council items immediately following	22	23	24	25	26
27	28	29	30			

CoW – Committee of the Whole; If closed session required, held +/- 2:00 PM

CL - Council



Attachment 1 – Town of Newmarket 2026 Meeting Schedule

Town of Newmarket 2026 Meeting Schedule

October 2026						
Sun	Monday	Tuesday	Wednesday	Thursday	Friday	Sat
				1	2	3
4	5	6	7	8	9	10
11	12 Thanksgiving Day Town Offices Closed	13	14	15	16	17
18	19	20	21	22	23	24
25	26 Municipal Election 2026 Voting Day	27	28	29	30	31

CoW – Committee of the Whole; If closed session required, held +/- 2:00 PM

CL - Council



Attachment 1 – Town of Newmarket 2026 Meeting Schedule

Town of Newmarket 2026 Meeting Schedule

November 2026						
Sun	Monday	Tuesday	Wednesday	Thursday	Friday	Sat
1	2	3	4	5	6	7
8	9 1:00 PM Special Council Public Hearing Matter(s) with Special Council items immediately following	10	11	12	13	14
15	16 1:00 PM –Inaugural Council Meeting	17	18	19	20	21
22	23 TBD – Council Orientation (tentative)	24	25	26	27	28
29	30 TBD – Council Orientation (tentative)					

CoW – Committee of the Whole; If closed session required, held +/- 2:00 PM

CL - Council



Attachment 1 – Town of Newmarket 2026 Meeting Schedule

Town of Newmarket 2026 Meeting Schedule

December 2026						
Sun	Monday	Tuesday	Wednesday	Thursday	Friday	Sat
		1	2	3	4	5
6	1:00 PM CoW Public Hearing Matter(s) with regular CoW items immediately following	8	9	10	11	12
13	14 1:00 PM Council Public Hearing Matter(s) with regular Council items immediately following	15	16	17	18	19
20	21	22	23	24	25 Christmas Day Town Offices Closed	26
27	28 Boxing Day (Observed) Town Offices Closed	29 Soft Close	30 Soft Close	31 Soft Close		

CoW – Committee of the Whole; If closed session required, held +/- 2:00 PM

CL - Council



Town of Newmarket
395 Mulock Drive P.O. Box 328,
Newmarket, Ontario, L3Y 4X7

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Semi-annual Update for 2025 to the Outstanding Matters List

Staff Report to Council

Report Number: 2025-43

Department(s): Legislative Services

Author(s): Emily Thomas-Hopkins, Legislative Coordinator

Meeting Date: September 8, 2025

Recommendations

1. That the report entitled Semi-annual Update for 2025 to the Outstanding Matters List dated September 8, 2025 be received; and,
2. That Council adopt the Outstanding Matters List (**Attachment 1**); and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Purpose

The purpose of this report is to present Council with the semi-annual update to the Outstanding Matters List for 2025.

Background

Staff have been presenting regular updates to the Outstanding Matters List ("List"). This report presents the semi-annual update of 2025, from a previous reporting period of quarterly updates to Council.

Discussion

An updated List (Attachment 1) has been provided and is presented to Council for adoption. The items included in the attachment are only items from the List which require Council decision or consideration. The chart does not depict other projects or work to which staff continue to dedicate resources. The chart does not include the Council-approved action items in Council's Priorities. Items in the attachment are

enumerated for ease of reference for specific matters if there are questions about timeframes or subject matter.

Staff have completed 7 items on the Outstanding Matters List

(1) Krista Court Parking Restrictions

Recommendation (February 5, 2024):

1. That Staff revisit, review and report back on parking restrictions on Krista Court to address resident concerns.

Recommendation (September 30, 2024):

1. That additional parking restrictions extend to the entirety of Krista Court and that these parking restrictions align with operating hours at St. Elizabeth Seton French Immersion Catholic Elementary School; and,

Signage regarding new parking restrictions has been posted to the area.

(2) Crossland Gate Traffic Study

Recommendation:

1. That Staff be directed to conduct a traffic study on the west side of Crossland Gate from Alex Doner Drive to Davis Drive.

Traffic counts were conducted in Fall 2024 and as a result, urban shoulders were installed to the area in April 2025.

(3) Municipal Accommodation Tax

Recommendations (June 17, 2024):

1. That a Town reserve fund be established for the municipal portion of revenues that are to be then re-invested into community and tourism-related initiatives through the annual budget process; and,
2. That staff report back on the establishment of a Municipal Services Corporation (MSC) and other options to promote and invest in Newmarket as a tourism and overnight tourism destination; and,

Recommendations in part (September 30, 2024):

[Recommendations in full here.](#)

This item is complete. Staff reported on this item to Council through report [2025-09](#).

(4) Additional Accessible Parking Space on Main Street

Recommendation:

2. That Staff be directed to investigate adding one (1) additional on-street accessible parking space on Main Street within the Business Improvement Area;

This item is complete. Council received an update on this matter through an Information Report ([INFO-2025-09](#)).

(5) Parking Review on Journey's End Circle

Recommendation:

3. That Staff be directed to assess the parking situation on Journey's End Circle and recommend a parking restriction strategy to ensure that the roadway is safely passable and not blocked by large trucks and busses.

This item is complete. Staff reported on this item to Council through report [2025-10](#).

(6) Downtown Parking Update 2024

Recommendations (in part):

1. That Staff report back within 6 months with options to add an additional minimum 50 parking spaces in the downtown to achieve the original target of approximately 200 new spaces;
[Recommendations in full here.](#)

This recommendation is complete. Staff reported on this item to Council through report [2025-29](#).

(7) Windrow Management – Notice of Motion

Recommendations:

1. That Staff be directed to investigate and identify options for clearing windrows during winter snow events including a scan of various GTA municipalities; and,
2. That Staff be directed to evaluate the operational and funding implications for implementing the various options including but not limited to: municipal budget, user fees, provincial and federal grants, community partnerships and volunteer programs; and

3. That Staff report back to Council with findings and recommendations before the end of Q2, in order to be able to potentially pilot a solution before the next winter snow season.

This item is complete. Staff reported on this item to Council through report [2025-35](#).

In addition, the following item has been removed from the Outstanding Matters List:

Proposed Telecommunications Tower – 800 Mulock Drive (Magna Centre)

Recommendations:

1. That the report entitled “Proposed Telecommunications Tower – 800 Mulock Drive (Magna Centre)” dated September 9, 2024 and the Memorandum entitled “Magna Centre – Telecom Tower” dated September 11, 2024 be deferred to January 2025; and,
2. That the proponent provides additional information to Council including an updated coverage map, analysis of the use of the Operations Centre at 1275 Maple Hill Court as an alternate location for the proposed tower, and response regarding the Canadian Spectrum Policy Research Organization’s position on shrouding.

This item has been removed from the Outstanding Matters List as there has been no further communication from the applicant regarding this matter.

Consultation

Members of the Strategic Leadership Team (SLT) and Operational Leadership Team (OLT) were consulted.

Conclusion

Staff will continue to present an updated Outstanding Matters List to Council on a semi-annual basis.

Council Priority Association

As this report highlights an updated Outstanding Matters List for the Corporation, this report aligns with all Council’s Priorities.

Human Resource Considerations

There are no human resource considerations specific to this report. However, individual projects within the List may have associated human resource impacts and any such considerations will be noted in individual reports on those matters.

Budget Impact

There are no budget impacts specific to this report. However, individual projects within the List may have associated budget impacts and any such considerations will be noted in individual reports on those matters.

Attachments

Attachment 1 – Outstanding Matters List

Approval for Submission

Kiran Saini, Manager of Legislative Services/Deputy Clerk

Lisa Lyons, Director of Legislative Services/Town Clerk

Esther Armchuk, Commissioner of Corporate Services

Peter Noehammer, Commissioner of Development and Infrastructure Services

Jeff Payne, Commissioner of Community Services

Ian McDougall, Chief Administrative Officer

Report Contact

For more information on this report, contact info@newmarket.ca.

Interim Update for 2025 to the Outstanding Matters List

Attachment 1

Item	Subject Matter	Council Direction from Outstanding Matters List	Previous Reporting Timeframe	New Proposed Reporting Timeframe	Additional Comments
Items for Council Consideration					
1	Proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision – 600 Stonehaven Avenue	<p>Meeting:</p> <p>Committee of the Whole – September 11, 2023</p> <p>Recommendation:</p> <p>9. That staff report back to Council on enhanced planting in natural areas that will soon be assumed by the Town and potential partners for program and funding sources.</p> <p>Responsible Department: Planning and Building Services</p>	Q1 2024	Q4 2025	The draft plan submission has been received with planting details for these areas and the materials are under review. The applicant is discussing details of the plantings and funding with the Lake Simcoe and Region Conservation Authority (LSRCA). Staff are targeting an information report by the end of the year, but this timing is dependent on the applicant's discussions with the LSRCA.
2	Walpole Crescent and Lumsden Drive Parking Petition	<p>Meeting:</p> <p>December 11, 2023 – Council</p> <p>Recommendation:</p> <p>1. That Staff be directed to review and report back to Council regarding the Walpole Crescent and Lumsden Drive parking petitions.</p> <p>Responsible Department: Engineering Services, Public Works Services, Legislative Services</p>	Q3 2024	Q2 2026	Public consultation and study to commence shortly. Residential Parking Study outcome may assist with options.
3	Permit Process for Significant non-Planning Act Construction	<p>Meeting:</p> <p>March 18, 2024 – Committee of the Whole</p>	Q2 2025	Q2 2026	Council approved a new Noise By-law on March 25, 2024 through By-law 2024-08 , a permitting process will be

Interim Update for 2025 to the Outstanding Matters List

Attachment 1

Item	Subject Matter	Council Direction from Outstanding Matters List	Previous Reporting Timeframe	New Proposed Reporting Timeframe	Additional Comments
Items for Council Consideration					
	(previously titled Noise By-law Amendment)	Recommendation: <ol style="list-style-type: none"> That Staff be directed to report to Council with a permitting process for significant non-Planning Act construction by the first quarter of 2025. Responsible Division: Planning and Building Services, Engineering Services			developed. Staff will undertake coordination among various departments to research and develop options for a permit policy and process.
4	Short Term Rentals	Meeting: May 27, 2024 – Committee of the Whole Recommendation: <ol style="list-style-type: none"> That staff be directed to report to Council with options for potential zoning by-law amendments with regards to Short Term Rentals Responsible Division: Planning and Building Services	Q4 2024	Q4 2026	Through Report 2024-32 , Council directed staff to report to Council with options for potential zoning By- law amendments.
5	Parks and Recreation Draft Capital Plan	Meeting: June 24, 2024 – Council Recommendation (in part): <ol style="list-style-type: none"> That Staff undertake consultation regarding the Parks and Recreation Draft Capital Plan, as presented, with key stakeholders and user groups; and, That Staff report back with a final draft of the Parks and Recreation Capital Plan, after consultation has been undertaken, for 	Q2 2025	Q4 2025	Update to be provided by the end of 2025.

Interim Update for 2025 to the Outstanding Matters List

Attachment 1

Item	Subject Matter	Council Direction from Outstanding Matters List	Previous Reporting Timeframe	New Proposed Reporting Timeframe	Additional Comments
Items for Council Consideration					
		<p>Council review and approval;</p> <p>Responsible Division: Recreation and Culture Services Parks and Facility Services Engineering Services</p>			
6	Blue Box Collection Changes	<p>Meeting: September 30, 2024 – Committee of the Whole</p> <p>Recommendations (in part, alternate motion presented):</p> <ol style="list-style-type: none"> Staff be directed to explore options for recycling in the downtown through the Downtown Waste Management Strategy in consultation with the Main Street District Business Improvement Area Board and report back in the second quarter of 2025; <p>Responsible Division: Public Works Services</p>	Q2 2025	Q4 2025	Options are currently being reviewed and a report will be forthcoming in Q4 2025.
7	Downtown Parking Update 2024	<p>Meeting: September 30, 2024 – Committee of the Whole</p> <p>Recommendations (in part):</p> <ol style="list-style-type: none"> That staff report back annually to Council on downtown parking patterns and data gathered through the Loop ParkSense+ monitoring project and manual counts; <p>Recommendations in full here.</p>	Q2/Q3 2025	Q3/Q4 2025	An update is targeted to be provided in Q3/Q4 2025 regarding Loop ParkSense+ data.

Interim Update for 2025 to the Outstanding Matters List

Attachment 1

Item	Subject Matter	Council Direction from Outstanding Matters List	Previous Reporting Timeframe	New Proposed Reporting Timeframe	Additional Comments
Items for Council Consideration					
		Responsible Division Office of the Chief Administrative Officer			
8	A Scoped Study Regarding Development Charges	Meeting: November 11, 2024 – Committee of the Whole Recommendation: Full Here 1. That Council direct Town Staff to undertake a scoped background study to amend Newmarket's Development Charges by-law to extend or eliminate the current time period of four years as provided for in Section 3.9 of the Town's Development Charges by-law for the issuance of credits related to the demolition of derelict buildings. Responsible Division Financial Services	Q2 2025	Q4 2025	Staff are currently working with a consultant to undertake the study; a report and Development Charge By-law Amendment will be brought forward targeting Q4 2025.
9	Residential Winter Windrow Opening Service	Meeting: June 16, 2025 – Committee of the Whole Recommendations (in part): Full here 2. That Council directs staff to implement a pilot project for the winter 2025-26 season for households with persons who are exclusively 65 years of age and over or with a disability, and demonstrate a financial limitation; and, 3. That the pilot project reflects the base operating recommendations of staff regarding		Q2 2026	An application process and service program has been established by staff. The application process will be rolling out in September 2025, with the service being provided for the 2025/2026 season. Staff will monitor the program for the 2025-2026 season and will report back in Q2 of 2026.

Interim Update for 2025 to the Outstanding Matters List

Attachment 1

Item	Subject Matter	Council Direction from Outstanding Matters List	Previous Reporting Timeframe	New Proposed Reporting Timeframe	Additional Comments
Items for Council Consideration					
		<p>deployment of plowing operations, service completion times, width of driveway windrow opening, and,</p> <p>4. That this pilot project be capped at 100 households so as to report back findings to Council in Q2 2026; and,</p> <p>5. That staff be delegated the authority to design the application process and operational parameters of the pilot program based on the Council direction; and,</p> <p>Responsible Division Public Works Services</p>			
10	Community Safety Zone – Doug Duncan Drive and Timothy Street – Water Feature	<p>Meeting June 16, 2025 Committee of the Whole (Motion was revised at the June 23, 2025 Council meeting)</p> <p>Recommendation:</p> <p>1. That staff be directed to investigate establishing a Community Safety Zone and/or other traffic safety measures at the intersection and surrounding area of Doug Duncan Drive and Timothy Street and in the area of the Riverwalk Commons water feature.</p> <p>Responsible Department Public Works Services</p>		Q4 2025	Temporary measures are being implemented, and staff are currently exploring options for permanent solutions.



Town of Newmarket
395 Mulock Drive P.O. Box 328,
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De-listing of 127 Joseph Street from the Municipal Register of Listed Heritage Properties

Staff Report to Council

Report Number: 2025-42

Department(s): Building and Planning Services

Author(s): Umar Mahmood, Planner, Committee of Adjustment and Cultural Heritage

Meeting Date: September 8, 2025

Recommendations

1. That the report entitled De-listing of 127 Joseph Street from the Municipal Register of Listed Heritage Properties dated September 8, 2025 be received; and,
2. That Staff be authorized and directed to remove 127 Joseph Street from the Municipal Register of Listed Heritage Properties; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Purpose

The purpose of this Staff Report is to provide a recommendation related to the de-listing of 127 Joseph Street from the Municipal Register of Listed Heritage Properties.

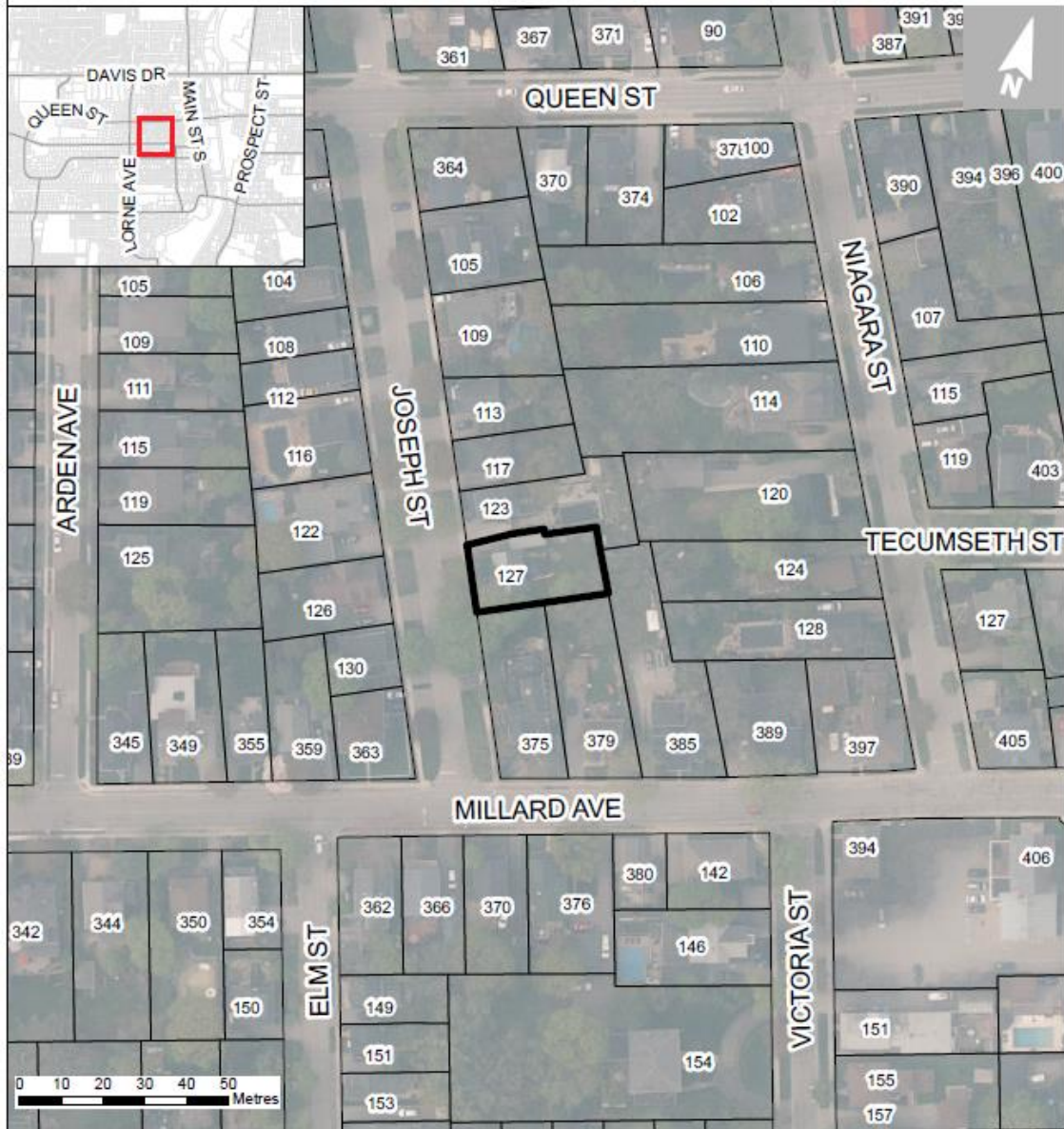
Background

The Chief Building Official (CBO) has issued an Unsafe Order for the building at 127 Joseph Street and has recommended that the building be demolished (Appendix 1).

Demolishing a property that is found on the Municipal Registry of Listed Heritage Properties requires Council approval. Once the property is removed from the Listed Heritage Registry, a demolition permit can be issued by the Town.

The Heritage Newmarket Advisory Committee was consulted on April 15, 2025 for the removal of the property from the registry to allow for the eventual demolition of the building. The Committee supported the removal of the property from the registry and its demolition.

127 Joseph Street



Automatically Generated
by Staff Online GIS
Printed: 2025-08-08.

Roads, Railways, Municipal Boundaries - Data Analysis and Visualization Services Branch, Corporate Services, The Regional Municipality of York, 2025. All other data - © Town of Newmarket, 2025. Land Parcel Boundaries - © Teramet Inc. and its suppliers. All rights reserved. NOT A PLAN OF SURVEY. 2025. DISCLAIMER: This mapping is based on the POLARIS parcel fabric product compiled using Land Registry System records and recent surveys and control points where available. This mapping is a representation of the earth's surface and provides estimates of area and distance. It is not a substitute for a legal survey.



Front Façade of 127 Joseph Street



Front and Side Façade of 127 Joseph Street



Rear Portion of 127 Joseph Street

Discussion

Town of Newmarket Official Plan, 2006

The Town of Newmarket Official Plan, 2006 (OP) articulates,

“Protecting and enhancing Newmarket’s cultural heritage resources is a strategic direction of this Plan. Cultural heritage policies provide a framework for the long-term sustainability of the Town’s cultural heritage resources. Ensuring that present and future generations can share in the unique history and culture of Newmarket contributes to the Town’s sense of place.”

The section above highlights the Official Plan policies on cultural heritage resources. Based on the above, properties that have high cultural heritage value or interest should be conserved and preserved as appropriate. In this case, 127 Joseph Street is not designated under the Ontario Heritage Act and does not exhibit a level of cultural heritage value or interest warranting conservation or preservation.

The Heritage Conservation District Plan

127 Joseph Street is not located within the Heritage Conservation District (HCD).

Municipal Register of Listed Heritage Properties or Listed Heritage Registry

As noted, 127 Joseph Street is on the Listed Heritage Registry. The purpose of the Listed Heritage Registry is to identify properties that have potential to be designated. As per O.Reg 9/06, a property must meet at minimum two of the nine prescribed criteria under O.Reg 9/06 for heritage designation (criteria can be found in Appendix 2).

High Level Review of Listed Heritage Properties

In 2023, the Town engaged an outside consultant (ARA) for a high level review of the Town's Listed Heritage Registry. As apart of that review, the consultant found that 127 Joseph Street did not meet any of the criteria for physical, historical, or contextual value and the property was therefore not recommended to be prioritized for designation. Staff agrees with this assessment.

Heritage Newmarket Advisory Committee

As per the requirements of the Ontario Heritage Act, on April 15, 2025, Staff consulted the Heritage Newmarket Advisory Committee on the removal of the property from the Listed Heritage Registry. The objective of demolition as per the Unsafe Order issued by the Town's CBO was also discussed. The Committee supported the motion to remove property from the Listed Heritage Registry in order for the demolition of the house to proceed as per the Unsafe Order.

Unsafe Order

The Unsafe Order states:

"On September 1 2024 a fire occurred that partially destroyed the rear portion of detached dwelling, located on the referenced property. Abandoned homes are a frequent target of arsonists, which can place emergency responders (fire-fighters) at risk during fire events. These fire prone buildings may also endanger neighbouring buildings. Neglect of the exterior envelope is serving as a haven for rodents where gaps in the façade allow unrestricted access of wildlife resulting in increasingly severe damage to the wiring which will likely require extensive remediation. This building is hereby declared in a condition that is unsafe for any use or occupation."

The Unsafe Order also recommends the owner obtain a demolition permit for the removal of the building. Failure of the owner to obtain a demolition permit or to provide their written intention to repair the building with a restoration permit, may result in a subsequent Demolition Order from the CBO, and lien on the property for all cost related to the work.

Consultation

On April 15, 2025, the Heritage Newmarket Advisory Committee was consulted. The Committee supported the de-listing of the property from the Municipal Register of Listed Heritage Properties.

Conclusion

Staff have considered the Unsafe Order issued by the CBO, Heritage Newmarket Advisory Committees recommendation supporting the removal of the property from the registry, and the High Level Review of Listed properties conducted by ARA for the property. Staff are of the opinion that the property presents an unsafe condition, and does not possess sufficient characteristics that that would necessitate the long-term protection of the property through designation and consequently the property should be de-listed from the Municipal Register of Listed Heritage Properties.

Council Priority Association

This report aligns with the following Council Priority: Extraordinary Places and Spaces

Human Resource Considerations

None.

Budget Impact

None.

Attachments

1. Appendix 1 – Unsafe Order, issued by the Chief Building Official
2. Appendix 2 – Criteria for Determining Cultural Heritage Value or Interest O.Reg. 9/06

Submitted By

Umar Mahmood, Planner – Committee of Adjustment and Cultural Heritage, Planning Services

Approval for Submission

Adrian Cammaert, MCIP, RPP, Manager, Planning Services

Paul Freeman, MCIP, RPP, Chief Planner and Director, Planning and Building Services

Peter Noehammer, P.Eng, Commissioner, Development & Infrastructure Services

Report Contact

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2025 Budget Reconciliation Staff Report to Council

Report Number: 2025-38

Department(s): Financial Services

Author(s): Anita Gibson, Supervisor, Financial Reporting & Analysis

Meeting Date: September 8, 2025

Recommendations

1. That the report entitled 2025 Budget Reconciliation Report dated September 8, 2025, be received; and,
2. That the 2025 Budget Reconciliation be approved; and,
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Purpose

The purpose of this report is to provide Council with a reconciliation of the Council-approved 2025 budget as it compares to the budget that will be reported in the 2025 Consolidated Financial Statements.

Background

A key outcome of the annual budget is a tax rate, which requires Council approval. This tax rate, and other rates such as water, wastewater, and stormwater, are based on a “cash basis” of accounting for the most part, and therefore do not include all the Public Sector Accounting Standard (PSAS) requirements around accrual accounting and accounting for “non-financial assets and liabilities”.

These accounting standards do not require budgets to be prepared on a PSAS basis. The Town of Newmarket, like most municipalities, continues to prepare budgets on a traditional cash basis.

The Province of Ontario introduced Ontario Regulation 284/09 (O. Reg. 284/09) that allows a municipality to exclude from their estimated expenses costs related to amortization expenses, post-employment benefit expenses, solid waste landfill closure,

and post-closure expenses. However, the regulation does require that the municipality report on the impact of these excluded costs.

Quarterly capital spending authority adjustments are not reflected in the capital numbers presented in the Budget reconciliation. Public Sector Accounting Standards (PSAS) 1202.202 requires the statement of operations to be presented as a comparison of the actual financial performance of the accounting period with that originally budgeted. Additionally, the budgeted results should be presented for the same scope of activities and on a basis consistent with that used for the actual results.

Discussion

Council approved the 2025 Budget and associated levy, excluding the following:

1. The budget did not include expenses for the amortization of its tangible capital assets in the amount of \$21,928,094, as amortization is a non-cash expense.
2. Based on an actuarial review as of December 31, 2022, the 2024 expense for post-retirement benefits was estimated to be \$597,000. For 2024, the current provision is higher than the estimated expenses by \$788,290.
3. No solid waste landfill closure and post-closure costs have been included, as the Town does not have responsibility for any landfill sites.

The Capital Spending Authority for 2025 was originally approved at \$74,640,606 of this amount, \$73,550,606 has been identified as being tangible capital assets.

The attachment illustrates what the 2025 budget will look like in the Town's consolidated financial statements in the Public Sector Accounting Board (PSAB) 3150 format.

Post-Employment Benefits

Employee Future benefits are health and dental benefits that are provided to early retirees, future retirees, and employees currently on long-term disability. An actuarial valuation was carried out as of December 31, 2022, using a discount rate of 4.60%. The liability for employee future benefits is determined to be \$8,686,500, of which \$5,430,698 has been funded in 2024. Although there is no legislative requirement to fund this liability, it may be handled on a "pay-as-you-go" basis – the Town continues to be fiscally prudent.

Amortization Expenses

Amortization, commonly referred to as depreciation, theoretically represents the annual use of the Town's assets. Although amortization expenses should not be used to determine the impairment of an asset, it is a good tool to predict the future annual financial commitments required for asset rehabilitation. The amounts and calculations for amortization expenses are in accordance with our tangible capital asset (TCA) policy.

Consultation

Not applicable.

Conclusion

The adjustments to the council-approved 2025 budget included projected amortization expense, post-employment benefit expense, and budgeted tangible capital assets, capitalized. These adjustments make the budget PSAS compliant.

Council Priority Association

This report aligns with the following Council Priority: This is a compliance report under the Municipal Act, 2001.

Human Resource Considerations

None.

Budget Impact

This report is for information and as such, will have no direct impact on taxes, fees and charges or the use of reserves. There is no impact on the future tangible capital asset funding requirements of the municipality because of the exclusion of any of the estimated expenses.

After the inclusion of the PSAS reporting requirements, the budget would result in a surplus of \$48,188,422.

Attachments

Attachment A - 2025 Budget Reconciliation (6 pages)

Approval for Submission

Andrea Tang, CA, CPA
Director, Financial Services/Treasurer

Esther Armchuk, LL.B
Commissioner, Corporate Services

Report Contact

For more information on this report, contact info@newmarket.ca.

2025 Budget Reconciliation

The budget approved by Council differs from the budget in the Consolidated Statements. The differences are mainly due to PSAB reporting requirements.

		Revenues	Expenses
Council approved budget for 2025:			
Operating fund - December 9, 2024		\$ 172,112,117	\$ 172,112,117
Less: Principal payment on long-term debt		-	(1,693,645)
Capital Program - December 9, 2024		74,640,606	74,640,606
Reserves and Reserve funds - September 15, 2025		33,241,280	41,157,305
Less: Transfers to/from (Intercompany transfers)		(73,127,553)	(73,127,553)
TOTAL COUNCIL APPROVED BUDGET	(1)	\$ 206,866,450	\$ 213,088,830
Less: Projection of Tangible Capital Assets Capitalized	(2)		(73,550,606)
Plus: Budgeted amortization expense	(3)		21,928,094
Plus: Post-employment benefit expenses	(4)		(788,290)
Plus: Investment income from Newmarket Hydro Holdings Inc.	(5)	2,000,000	
Adjusted Budget per Consolidated Statement of Operations		\$ 208,866,450	\$ 160,678,028

Note:

- (1) Council approves balanced budgets with the exception of Reserves and Reserve Funds. The difference between Revenue and Expenses is the net transfer to or from other funds.
- (2) This figure represents the total expenditures in the Capital Budget for Tangible Capital Assets. Disposals are not considered to be material and are therefore excluded.
- (3) This figure is the estimated amortization for the current year's budgeted Tangible Capital Asset additions and adding it to the previous year's actual amortization expense.
- (4) This is estimated based on the 2022 actuarial evaluation.
- (5) This is estimated based on the previous years' trend.

THE CORPORATION OF THE TOWN OF NEWMARKET
Consolidated Statement of Projected Financial Position

December 31, 2025

	2024	2025
	Actual	Budget
FINANCIAL ASSETS		
Cash	\$ 98,363,548	\$ 101,729,061
Investments	103,330,230	100,152,617
Taxes receivable	14,704,822	12,010,422
User charges receivable	13,551,232	15,531,933
Accounts receivable	8,474,659	3,459,793
Inventory for resale	100,197	102,201
Surplus Land	155,285	155,285
Loans receivable	9,759,832	7,359,832
Investment in Newmarket Hydro Holdings Inc.	59,363,902	61,363,902
	307,803,707	301,865,046
LIABILITIES		
Accounts payable and accrued liabilities	48,019,473	48,499,668
Interest payable on debt	392,076	392,075
Employee future benefits payable	9,439,649	8,651,359
Long-term disability benefits payable	6,118,401	6,215,053
Deferred revenue	37,302,049	12,624,796
Long-term debt	25,629,979	23,866,925
Asset retirement obligation	5,467,606	5,467,606
	132,369,233	105,717,482
NET FINANCIAL ASSETS	175,434,474	196,147,564
NON FINANCIAL ASSETS		
Inventory	1,155,606	905,606
Prepaid expenses	1,939,180	1,799,180
Tangible Capital Assets	624,619,971	653,485,303
	627,714,757	656,190,089
TOTAL NET ASSETS	803,149,231	852,337,653
ACCUMULATED SURPLUS	\$ 803,149,231	\$ 852,337,653
Accumulated Surplus comprises:		
Accumulated Operating Surplus	\$ 799,848,877	\$ 848,037,299
Accumulated remeasurement gains	3,300,354	4,300,354
Accumulated surplus (note 22)	\$ 803,149,231	\$ 852,337,653

THE CORPORATION OF THE TOWN OF NEWMARKET
Consolidated Statement of Projected Operations and Accumulated Surplus
Year ended December 31, 2025

	2024		2025
	Budget	Actual	Budget
REVENUES			
Taxation and user charges			
Property Taxation	\$ 76,134,781	\$ 76,953,431	\$ 79,246,292
Taxation from other governments	823,185	980,500	823,185
User charges	72,451,233	70,884,441	81,747,014
	149,409,199	148,818,372	161,816,491
Government Transfers			
Government of Canada	100,000	66,389	100,000
Building Canada Fund	6,750,000	4,312,058	4,668,200
Province of Ontario	5,298,015	4,484,233	5,683,830
	12,148,015	8,862,680	10,452,030
Other			
Contribution from developers	37,146,541	37,052,106	26,740,097
Investment income	4,971,337	12,245,534	2,578,076
Fine, penalties and interest	1,854,697	3,091,707	2,104,697
Rent and other	6,916,343	2,581,560	3,175,059
Gain on disposal of tangible capital assets	-	12,969	-
	50,888,918	54,983,876	34,597,929
TOTAL REVENUES	212,446,132	212,664,928	206,866,450
EXPENSES			
General government	21,527,166	23,579,420	20,880,948
Protection to persons and property	22,414,602	24,897,481	30,876,126
Transportation services	16,250,851	19,565,616	16,633,509
Environmental services	46,548,002	44,720,098	47,539,270
Recreation and cultural services	38,706,735	40,708,831	40,257,660
Planning and development	4,556,280	4,640,010	4,490,515
	150,003,636	158,111,456	160,678,028
Investment income from Newmarket Hydro Holdings Inc.	2,000,000	2,799,827	2,000,000
Gain/(Loss) on foreign exchange	-	376,001	-
ANNUAL SURPLUS	\$ 64,442,496	\$ 57,729,300	\$ 48,188,422
ACCUMULATED SURPLUS, BEGINNING OF YEAR	\$ 742,119,577	\$ 742,119,577	\$ 799,848,877
ACCUMULATED SURPLUS, END OF YEAR	\$ 806,562,073	\$ 799,848,877	\$ 848,037,299

THE CORPORATION OF THE TOWN OF NEWMARKET

Consolidated Statement of Remeasurement Gains and Losses

Year ended December 31, 2025, with comparative information for 2024

	2024	2025
	Actual	Budget
Accumulated remeasurement gains, beginning of year	\$ 914,666	\$ 3,300,354
Unrealized gains attributable to:		
Fair value adjustment (note 5 (d))	2,438,000	1,000,000
Other comprehensive loss from Newmarket Hydro Holdings Inc (note 10)	(52,312)	-
Accumulated remeasurement gains, end of year	\$ 3,300,354	\$ 4,300,354

THE CORPORATION OF THE TOWN OF NEWMARKET

Consolidated Statement of Projected Change in Net Financial Assets

Year ended December 31, 2025

	2024		2025
	Budget	Actual	Budget
Annual surplus	\$ 64,442,496	\$ 57,729,300	\$ 48,188,422
Acquisition of tangible capital assets	(46,887,700)	(51,110,656)	(50,793,426)
Contributed tangible capital assets	-	(2,985,348)	-
Amortization of tangible capital assets	20,789,895	20,233,222	21,928,094
Proceeds from sale of tangible capital assets	-	79,851	-
Loss (gain) on disposal of tangible capital assets	-	(12,969)	-
Adjustment on the adoption of the asset retirement obligation		(294,901)	-
	(26,097,805)	(34,090,801)	(28,865,332)
Changes due to inventory	250,000	86,117	250,000
Changes due to prepaid expenses	140,000	541,164	140,000
	390,000	627,281	390,000
Change due to remeasurement gains	1,000,000	2,385,688	1,000,000
CHANGE IN NET FINANCIAL ASSETS	\$ 39,734,691	\$ 26,651,468	\$ 20,713,090
NET FINANCIAL ASSETS, BEGINNING OF YEAR	\$ 148,783,006	\$ 148,783,006	\$ 175,434,474
NET FINANCIAL ASSETS, END OF YEAR	\$ 188,517,697	\$ 175,434,474	\$ 196,147,564

THE CORPORATION OF THE TOWN OF NEWMARKET

Consolidated Statement of Projected Cash Flows

Year ended December 31, 2025

	2024		2025
	Budget	Actual	Budget
CASH PROVIDED BY (USED IN):			
OPERATING ACTIVITIES			
Cash received from			
Taxation	\$ 78,858,695	\$75,648,597	\$ 82,763,877
User charges	70,060,598	70,225,532	79,766,313
Government transfers	12,148,015	6,801,700	10,452,030
Contributions from developers	6,733,053	11,028,492	4,246,767
Investment income	4,971,337	10,467,810	5,578,076
Fine, penalties and interest	1,854,697	3,014,203	2,104,697
Rent and other	6,916,343	2,882,046	3,175,059
Aurora's share of Central York Fire Services	13,063,936	13,054,068	13,384,466
	194,606,674	193,122,448	201,471,285
Cash paid for			
Salaries, wages and employee benefits	75,683,267	77,923,796	83,251,594
Materials, goods, and supplies	7,050,098	6,170,048	7,142,997
Utilities	4,057,854	788,281	1,004,047
Contracted and general services	43,732,547	49,693,783	52,880,945
Capital repairs and maintenance	4,187,252	561,373	5,663,096
Interest on long-term debt	1,069,281	1,069,281	891,523
Rents and financial	982,732	278,765	292,703
	136,763,031	136,485,327	151,126,905
Net change in cash from operating activities	57,843,643	56,637,121	50,344,380
CAPITAL ACTIVITIES			
Proceeds on disposal of tangible capital assets	-	79,851	-
Cash paid for acquisition of tangible capital assets	(47,579,700)	(51,110,656)	(50,793,426)
Asset retirement obligations	-	(294,901)	-
Net change in cash from capital activities	(47,579,700)	(51,325,706)	(50,793,426)
INVESTMENT ACTIVITIES			
Loss on Foreign Exchange	-	376,001	-
Dividend Received	-	-	-
Temporary investment	(1,684,292)	(2,576,522)	3,177,613
Net increase in investment	(1,684,292)	(868,422)	3,177,613
FINANCING ACTIVITIES			
Loans receivable	2,400,000	2,398,353	2,400,000
Principal repayment on long-term debt	(4,279,098)	(4,279,095)	(1,763,054)
Net change in cash from financing activities	(1,879,098)	(1,880,742)	636,946
NET CHANGE IN CASH	\$ 6,700,553	\$ 2,562,251	\$ 3,365,513
CASH, BEGINNING OF YEAR	\$ 95,801,297	\$95,801,297	\$ 98,363,548
CASH, END OF YEAR	\$102,501,850	\$98,363,548	\$101,729,061



Newmarket Public Library Board

Minutes

Date: Wednesday, May 21, 2025
Time: 5:30 PM
Location: Newmarket Public Library Boardroom
Newmarket Public Library
438 Park Avenue
Newmarket ON L3Y 1W1

Members Present: Darryl Gray
Kelly Broome
Victor Woodhouse
Trevor Morrison
Neila Poscente
Beth Stevenson
Rex Taylor

Staff Present: Tracy Munusami, CEO
David di Giovanni, Manager, Programs and Community
Engagement
Jennifer Leveridge, Manager, Collections and Customer
Experience
Biagio Rachiele, Manager, Library Operations
Lianne Bond, Administrative Coordinator
Lisa Cunningham, Supervisor, Programs

1. Call to Order

The Chair called the meeting to order at 5:35 pm.

2. Adoption of Agenda Items

2.1 Adoption of the Regular Agenda

2.2 Adoption of the Closed Session Agenda

2.3 Adoption of the Consent Agenda Items

Motion 2025-05-158

Moved by Victor Woodhouse

Seconded by Kelly Broome

That items 2.1 to 2.3 be adopted as presented.

Carried

3. Declarations

None were declared.

4. Presentation - TD Summer Reading Club 2025

The Supervisor, Programs presented the plans for this years TD Summer Reading Club running from June 10th to August 30th.

5. Consent Agenda Items

5.1 Adoption of the Regular Board meeting minutes for Wednesday, March 19, 2025

5.2 Adoption of the Closed Session Minutes for Wednesday, March 19, 2025

5.3 Strategic Operations Report for March and April, 2025

5.4 First Quarter 2025 Statistics Dashboard

5.5 First Quarter Financial Statement for 2025

5.6 Newmarket Public Library Bank Account - Fund Transfer

Motion 2025-05-159

Moved by Trevor Morrison

Seconded by Rex Taylor

That Consent Agenda items 5.4 to 5.6 be approved and adopted as presented.

Carried

6. Policies

6.1 Integrated Accessibility Policy

Motion 25-05-160

Moved by Victor Woodhouse

Seconded by Kelly Broome

That the Library Board approve the Integrated Accessibility Policy as presented

Carried

7. Reports

There were no reports.

8. Business Arising

8.1 Library Board Action List

Motion 25-05-161

Moved by Trevor Morrison

Seconded by Kelly Broome

That the Library Board receive the Action List as presented.

Carried

9. New Business

9.1 Ward 6 Easter Egg Hunt

A thank you to Library staff for participating in the Ward 6 Easter Egg Hunt on April 19th. The event was a great success.

9.2 2025 Fairy Trail Walk for Ester

Library Board members were invited to attend the 2025 Fairy Trail Walk for Ester on Sunday, June 8th. The walk begins at the Fairy Lake Amphitheatre starting at 1:30 pm.

10. Closed Session (if required)

11. Dates of Future Meetings

11.1 The next Regular Board meeting will be held on Wednesday, June 18, 2025 at 5:30 pm, Library Board room

12. Adjournment

Motion 25-05-162

Moved by Beth Stevenson

Seconded by Trevor Morrison

That there being no further business the meeting adjourn at 6:15 pm.

Carried

Darryl Gray, Chair

Tracy Munusami, Secretary/Treasurer



Town of Newmarket

Minutes

Main Street District Business Improvement Area Board of Management

Date: Wednesday, June 4, 2025
Time: 8:30 AM
Location: Streamed live from the Municipal Offices
395 Mulock Drive
Newmarket, ON L3Y 4X7

Members Present: Norm Pereira, Chair
Dominic Pede, Treasurer
Allan Cockburn
Ken Sparks
Patricia Carmichael
Mike D'Angela
Riley Krieger-Mercer

Members Absent: Tom Hempen, Chair
Sheila Stewart
Councillor Kwapis

Staff Present: E. Thomas-Hopkins, Legislative Coordinator
C. Stipetic, Economic Development Coordinator

The meeting was called to order at 8:34 AM.
Norm Pereira in the Chair.

1. Notice

Norm Pereira advised that members of the public were encouraged to attend an Advisory Committee or Board Meeting by viewing the live stream available at

newmarket.ca/meetings, or attending in person at the Council Chambers at 395 Mulock Drive.

2. Additions and Corrections to the Agenda

The Legislative Coordinator provided the following additions to the agenda:

- Item 4.1 - Presentation - York Pride 2025
- Item 5.1 - Deputation - NWMRKTProud Update

Moved by: Ken Sparks

Seconded by: Dominic Pedé

1. That the addition of item 4.1 - Presentation - York Pride 2025 Update to the agenda be approved.

Carried

Moved by: Ken Sparks

Seconded by: Mike D'Angela

1. That the addition of item 5.1 - Deputation - NWMRTTProud Update to the agenda be approved.

Carried

3. Conflict of Interest Declarations

None.

4. Presentations & Recognitions

4.1 York Pride 2025 Update

Jacob Gal, York Pride provided a presentation regarding York Pride 2025 Update including NWMRKTProud update, vision for the pride festival, overview of event, planned attendees and dignitaries, walks planned for Main Street, pride transit plan, marketing plan, social media engagement, transit shuttles, and partnerships.

Board Members queried the presenter regarding flags, decals, installation of decals, closure of streets and event parking.

Moved by: Patricia Carmichael

Seconded by: Riley Krieger-Mercer

1. That the presentation provided by Jacob Gal, York Pride regarding York Pride 2025 Update be received.

Carried

Moved by: Ken Sparks

Seconded by: Patricia Carmichael

1. That the Main Street District Business Improvement Area Board of Management authorize a donation of \$2,500 to York Pride for the June 2025 York Pride event.

Carried

5. Deputations

5.1 NWMRKTProud Update

Moved by: Mike D'Angela

Seconded by: Dominic Pede

1. That the deputation provided by Joanne Sweers regarding NWMRKTProud Update be received.

Carried

6. Approval of Minutes

6.1 Main Street District Board of Management Meeting Minutes of May 7, 2025

Moved by: Mike D'Angela

Seconded by: Patricia Carmichael

1. That the Main Street District Business Improvement Area Board of Management Meeting Minutes of May 7, 2025 be approved.

Carried

7. Items

7.1 Sub-Committee Reports

7.1.1 Marketing

None.

7.1.2 Working Group

None.

7.1.3 Events

Ken Sparks provided a verbal update regarding Events including the recent car show, Canada Day planning, Fairy Lake Festival, Pride Weekend, Craft Brewery Festival.

Board Members queried staff regarding parking during events.

7.2 Parking Update

The Economic Development Coordinator provided a verbal update regarding Parking Update including paving of the P4 parking lot, completion, and construction timeline for pride events.

7.2.1 Traffic Monitoring in the Downtown

None.

7.3 Financial Update

None.

7.4 Staff Update

The Economic Development Coordinator provided a verbal update regarding Staff Update including the addition of an accessible parking space on Main Street and that this was reviewed by staff after direction

from Council and consultation with the Accessibility Advisory Committee and the addition of van accessible signage along Main Street.

Board Members queried staff regarding parking for the upcoming Craft Beer Festival Update.

7.4.1 Financial Incentive Program Staff Working Group Update

None.

8. New Business

None.

9. Closed Session (if required)

The Board did not resolve into Closed Session.

10. Adjournment

Moved by: Ken Sparks

Seconded by: Mike D'Angela

1. That the meeting be adjourned at 9:20 AM.

Carried

Norm Pereira, Chair

Date



Town of Newmarket

Minutes

Main Street District Business Improvement Area Board of Management

Date: Wednesday, July 2, 2025
Time: 8:30 AM
Location: Streamed live from the Municipal Offices
395 Mulock Drive
Newmarket, ON L3Y 4X7

Members Present: Tom Hempen, Chair
Norm Pereira, Vice Chair
Dominic Pede, Treasurer
Ken Sparks
Patricia Carmichael
Sheila Stewart
Riley Krieger-Mercer
Councillor Kwapis

Members Absent: Allan Cockburn
Mike D'Angela

Staff Present: E. Thomas-Hopkins, Legislative Coordinator
E. Hawkins, Director, Community and Economic Innovation
C. Service, Director, Recreation and Culture

The meeting was called to order at 8:30 AM. Tom Hempen in the Chair.

1. Notice

Tom Hempen advised that members of the public were encouraged to attend an Advisory Committee or Board Meeting by viewing the live stream available at

newmarket.ca/meetings, or attending in person at the Council Chambers at 395 Mulock Drive.

2. Additions and Corrections to the Agenda

None.

3. Conflict of Interest Declarations

None.

4. Presentations & Recognitions

4.1 Not Your Child Breathalyzer Program

Julia Matthews, Chief Executive Officer, Not Your Child Corporation provide a presentation regarding Not Your Child Breathalyzer Program including mission, program overview, products, services offered, corporate event support, community engagement, data collection, school and education offerings, harm reduction, partnerships and collaboration, statistics and social media engagement.

Board Members queried the presenter regarding permanent machine fee, single use breathalyzer versus machine, events, installation and cost.

Moved by: Councillor Kwapis

Seconded by: Ken Sparks

1. That the presentation provided by Julia Matthews, Chief Executive Officer, Not Your Child Corporation regarding Not Your Child Breathalyzer Program be received.

Carried

5. Deputations

5.1 After Hours Big Band

Lawrence Moule provided a deputation regarding the After Hours Big Band including upcoming events on Main Street, an overview of the 2024 event, past support from the Board, summer brunch jazz series, use of the Main Street District Business Improvement Area logo in programs and marketing material, and request for support from the Board.

Moved by: Dominic Pede

Seconded by: Patricia Carmichael

1. That the deputation provided by Lawrence Moule regarding After Hours Big Band be received.

Carried

Moved by: Councillor Kwapis

Seconded by: Norm Pereira

1. That the Main Street District Business Improvement Area Board of Management authorize a donation of \$120 to the After Hours Big Band for upcoming events on Main Street.

Carried

5.2 The Very Useful Theater Company

Tom Pearson provided a deputation regarding The Very Useful Theatre Company including an overview of previous events, requesting support from the Board, increase in print and event costs, addition of photos from a drone of Main Street, new concept of dinner and a show for 2025, partnering with restaurants and businesses on Main Street, and history of The Very Useful Theatre Company.

Board Members queried the presenter regarding keeping data advertisement results from 2025 to analyze next year, participation numbers, sponsorship packages, choices of show with dinner package, booking a show and dinner, and meeting with businesses on Main Street to further discuss.

Moved by: Ken Sparks

Seconded by: Dominic Pede

1. That the deputation provided by Tom Pearson regarding The Very Useful Theatre Company be received.

Carried

6. Approval of Minutes

6.1 Main Street District Business Improvement Area Board of Management Meeting Minutes of June 4, 2025

Moved by: Ken Sparks

Seconded by: Dominic Pedé

1. That the Main Street District Business Improvement Area Board of Management Meeting Minutes of June 4, 2025 be approved.

Carried

7. Items

7.1 Sub-Committee Reports

7.1.1 Marketing

None.

7.1.2 Working Group

None.

7.1.3 Events

Ken Sparks provided a verbal update regarding Events including Canada Day, vendors, feedback, and thanked Staff for their support.

Board Members discussed number of outside vendors, what vendors are charged, and statistics on attendance. Board Members queried staff regarding the upcoming Summer Fest event planned for August.

The Director of Recreation and Culture confirmed that attendance statistics during Canada Day festivities were captured and can be relayed at an upcoming meeting and advised that the Summer Fest event is scheduled to take place August 20 - 24, 2025, event details, street closures, and that additional correspondence will be given to businesses on Main Street.

7.2 Parking Update

Councillor Kwapis provided a verbal update regarding Parking Update including that P4 is opened and can be used, that additional work to finalize outstanding items will be complete in the fall.

Board Members queried staff regarding addition of 50 spaces in the downtown and requested an update at an upcoming meeting.

7.2.1 Traffic Monitoring in the Downtown

None.

7.3 Financial Update

The Treasurer provided a verbal update regarding Financial Update including spending of the budget up to and including May 2025 and noted that it does not include recent events such as Canada Day.

7.4 Staff Update

The Director of Community and Economic Innovation provided a verbal update regarding construction on Water Street starting July 7.

7.4.1 Financial Incentive Program Staff Working Group Update

None.

8. New Business

8.1 Time Limit for Deputations and Presentations

Councillor Kwapis discussed adding a time limit to deputation and presentations to the Main Street District Business Improvement Area Board of Management.

Moved by: Councillor Kwapis

Seconded by: Norm Pereira

1. That deputations to the Board be limited to five (5) minutes per deputation and presentations to the Board be limited to 10 minutes per presentation.

Carried

8.2 Sponsorship Request

Moved by: Norm Pereira

Seconded by: Ken Sparks

1. That the Main Street District Business Improvement Area Board of Management authorize a donation of \$1,750 to The Very Useful Theatre Company for their 2025 Newmarket International Festival of One Act Plays.

Carried

8.3 Financial Support

Tom Hempen discussed increased financial support from the Board from external parties and suggested a further discussion at the next meeting.

Moved by: Norm Pereira

Seconded by: Ken Sparks

1. That an item be added to the next agenda regarding financial support from external parties and community organizations.

Carried

9. Closed Session (if required)

The Board did not resolve into Closed Session.

10. Adjournment

Moved by: Ken Sparks

Seconded by: Councillor Kwapis

1. That the meeting be adjourned at 9:50 AM.

Carried

Tom Hempen, Chair

Date



Town of Newmarket
395 Mulock Drive P.O. Box 328,
Newmarket, Ontario, L3Y 4X7

If you require this document in an alternative format email at clerks@newmarket.ca or call 905-895-5193.

Billboard Sign Variance Application 749 Davis Dr Staff Report to Council

Report Number: 2025-41

Department(s): Legislative Services

Author(s): Nathan Irvine, Supervisor of Licensing & Permits

Meeting Date: September 8, 2025

Recommendations

1. That the report entitled Billboard Sign Variance Application 749 Davis Drive dated September 8, 2025, be received; and,
2. That Council considers and selects an option in the report; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Purpose

The purpose to this Staff Report is to present a billboard sign variance application that requires Council's consideration and decision in accordance with Sign Bylaw 2017-73.

Background

Legislative Authority

In accordance with Section 11 of the Municipal Act, a municipality may authorize the erection of any sign through by-law.

Sign By-law 2017-73

Under current by-law regulations, anyone wishing to erect a Billboard Sign in Newmarket is required to obtain a sign permit under Sign By-law 2017-73. To be approved, it is required to meet requirements on size, specifications and location.

Attachment #1 is a map that outlines the areas in Town in which a Billboard sign is permitted to be erected by the Sign By-law. Should someone wish to erect a Billboard Sign in a manner not permitted through By-law, they are required to apply for a variance.

Variance Process

Under Sign By-law 2017-73, the Director of Legislative Services (“Director”) has delegated authority to grant or refuse a sign variance application. Due to the impact Billboard Signs may have, the By-law requires any variances related to Billboards be referred to the Committee of the Whole for Council consideration. As part of the variance application process, property owners within 200m of the subject property are provided a notice outlining variances proposed. In considering a sign variance application, the by-law specifies that Council may:

- 1) Grant the variance.
- 2) Grant the variance with conditions; or
- 3) Refuse to grant the variance.
- 4) Require a Public Information Centre be held regarding the billboard prior to a decision being made.

Discussion

Eye Candy Ads, a representative of Taxa Developments Limited and owners of the subject property, has requested Council’s consideration to vary Sign By-law 2017- 73 to allow for the erection of a billboard sign at 749 Davis Drive. The variances required are as follows:

Sign Bylaw Requirements	Variance Needed	Variance Requested
Setback of 200m (656ft) of Residential Zone	Requires variance from residential zone	Requesting setbacks from the following residential properties: West 115m - 715 & 705 Davis Dr Condo Development South 150m – Grace St properties (rear yards) East 150m – Huron Heights Condos
Setback of 200m (656ft) of School property	Requires variance from School property	Requesting setback of 42m from Huron Heights Secondary School

Billboard Sign Application Details

The applicant has identified within its application (**Attachment #2**) the proposed billboard sign's purpose as advertising for local businesses and promoting community events.

The characteristics of the proposed sign are described as follows:

- Size: height 23 feet, sign area: 193.03 square feet (compliant with size regulations)
- A two-sided display;
- Each sign face will have LED lighting, the west static and east digital;
- the use of SiteLine Technology, which is designed to eliminate light trespass in sensitive locations, will be implemented; and
- the sign faces will be aligned in a V-shape configuration displaying east and west on Davis Dr.

Other Relevant Regulations

In accordance with the Town's Sign By-law, billboard signs are not permitted within 15 metres of a ground sign. To comply with this requirement at the 749 Davis Drive property the proposed billboard sign, if approved will replace the existing ground sign currently located on site.

Additionally, the Sign By-law prohibits the placement of both a billboard sign and a mobile sign on the same property. As such, if the proposed billboard sign is approved for this location, no mobile signs will be permitted on the property in the future.

Feedback Received

In accordance with the Sign By-law, Staff are required to provide notice to all property owners within 200 metres of the subject property. Following the circulation, feedback was heard from three property owners who raised concerns that electronic signs are distracting, particularly near major roads, and contribute to increased light pollution. Respondents noted potential health and safety impacts on both people and animals, as well as disturbances caused by excess light entering residential units. Additionally, property owners expressed concerns about the need to invest in improved window coverings to maintain privacy.

Consultation

Planning Department was consulted in the preparation of this report.

Property Owners within 200m of the subject property were notified of the variance application.

Conclusion

The proposed billboard sign at 749 Davis Drive requires variances from the Town's Sign By-law to be eligible for a Sign Permit. While the sign complies with size regulations and incorporates SiteLine Technology to mitigate light trespass, concerns have been raised by residents regarding potential light pollution, visual disruption, privacy impacts, and driver distraction along a major arterial road.

The subject property lies outside the approved billboard locations, and granting this variance may set a precedent for future variance applications.

Staff is now seeking Council direction on the following options:

Option 1: Grant the variances.

Option 2: Grant the variances with conditions.

Option 3: Refuse to grant the variances.

Option 4: Require a Public Information Centre be held regarding the proposed billboard prior to a decision being made.

Council Priority Association

This report aligns with the following Council Priority: Extraordinary Places and Spaces.

Human Resource Considerations

None.

Budget Impact

Billboard Sign Permit fee - \$1,954.23

Variance Fee - Committee \$652.15

Attachments

Attachment 1 – Billboard Acceptable Locations Map

Attachment 2 – Sign Permit Application

Attachment 3 – Sign Variance Application

Approval for Submission

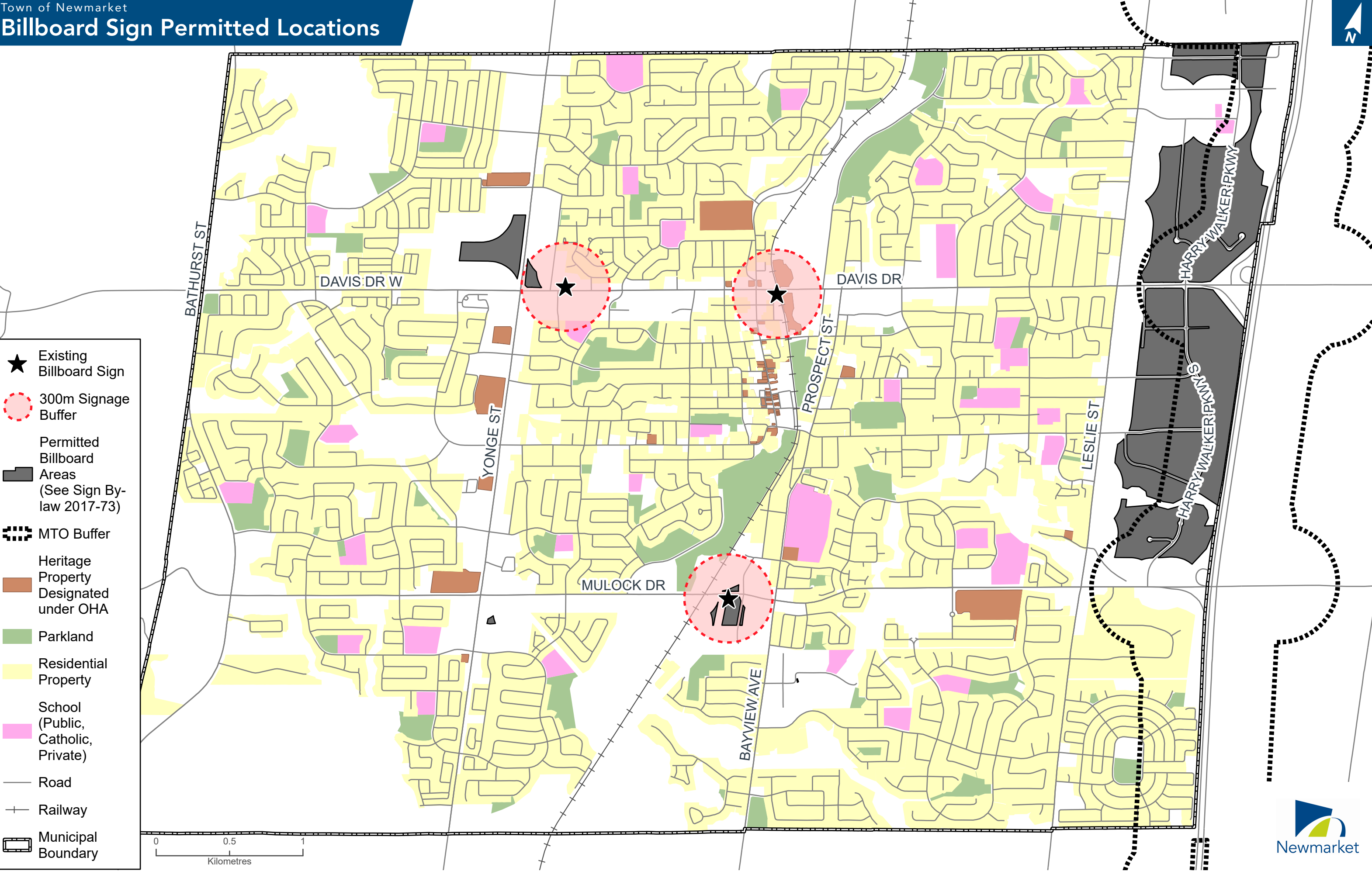
John Comeau, Manager, Regulatory Services

Lisa Lyons, Director, Legislative Services

Report Contact

For more information on this report, contact info@newmarket.ca.

Billboard Sign Permitted Locations





EYE CANDY ADS

Authorization of Property Owner to Erect a Sign

If the sign permit applicant is not the owner of the property on which the sign(s) is being located, the owner of the property must complete all components of this authorization form or it will not be accepted.

I / We Taksa Developments Ltd., being the registered owner(s) of the subject lands hereby authorize

Mark Snaper of Eye Candy Ads to erect a sign on my property known as

749-777 Davis Dr. (Address).

I authorize and allow **Mark Snaper of Eye Candy Ads** to submit the completed sign application form and other required documents and to appear on my behalf at any hearings or council meetings and to provide any information or material required by the bylaw division relevant to the application.

DATED at the town of New Tecumseth.

This 27 day of June, 2024

Signature of Owner

Name of Owner

Signature of Authorized Agent

Name of Authorized Agent

Application for Sign Permit

Sign application is deemed incomplete unless all documents and fees are included with application. Sign Permits will be issued when application is approved and fees are paid, with a condition that a final inspection is completed after sign is erected. Final inspections of signs that require engineered approved and stamped drawings will require a letter from an engineer stating the signs were constructed and erected according to engineered approved and stamped drawings.

Date Received:		Permit Number:	
A. Location of Proposed Sign Construction			
Street address: 749 Davis Drive		Zoned:	Unit number: Lot/con:
<p>The following documents must be included in duplicate with this application, if required:</p> <p><input type="checkbox"/> Survey/Site Plan to scale, with all measurements in metric indicating location of proposed signs, total frontage of property, all boundary lines, location of existing signage, all entrances and exits from buildings</p> <p><input type="checkbox"/> Property Owners Letter of Permission</p> <p><input type="checkbox"/> Newmarket Hydro Signoff (Ground, Billboard, Construction Info, and Development Signs)</p> <p><input type="checkbox"/> Engineered approved and stamped drawings in detail drawn to scale including dimensions, sign area (Ground, Fascia, Projecting, Construction Info, Development and Billboard Signs)</p> <p><input type="checkbox"/> MTO Signoff (Billboards within 400m of 404 property)</p> <p><input type="checkbox"/> Heritage Permit Application (Page 2) (Required for properties in the Heritage Conservation District)</p> <p style="text-align: center;">*More information may be required by the Officer to ensure compliance</p>			
B. Applicant Information			
Applicant is: <input type="checkbox"/> Business Owner <input checked="" type="checkbox"/> Authorized agent of owner			
Last name: Snaper		First name: Mark Company: Eye Candy Ads	
Street address: [REDACTED]		Unit number: Lot/con:	
Municipality: Richmond Hill	Postal code: L4C6Y	Province: ON	e-mail: mark@eyecandyads.ca
Telephone number: [REDACTED]	Fax: [REDACTED]	Cell number: [REDACTED]	
C. Business Information			
Last name: Taksa		First name: Howard Company: Taxa Development Ltd	
Street address: 8185 Yonge St		Unit number: 207 Lot/con:	
Municipality: Thornhill	Postal code: L3T 2C6	Province: ON	e-mail: taxa@regis.com
Telephone number: [REDACTED]	Fax: [REDACTED]	Cell number: [REDACTED]	
D. Sign Company Information			
Last name: Snaper		First name: Mark Company: Eye Candy Ads	
Street address: [REDACTED]		Unit number: Lot/con:	
Municipality: Richmond Hill	Postal code: L4C	Province: ON	e-mail: mark@eyecandyads.ca
Telephone number: [REDACTED]	Fax: [REDACTED]	Cell number: [REDACTED]	
E. Type of Sign			
<input type="checkbox"/> Fascia Sign <input checked="" type="checkbox"/> Ground Sign <input type="checkbox"/> Mobile Sign <input type="checkbox"/> Portable Sign <input type="checkbox"/> New Home Development Sign <input type="checkbox"/> Billboard Sign <input type="checkbox"/> Projecting Sign <input type="checkbox"/> Banner Sign <input type="checkbox"/> Inflatable Sign <input type="checkbox"/> Development Sign <input type="checkbox"/> Hoarding Sign <input type="checkbox"/> Construction Info. Sign <input type="checkbox"/> Temporary Sign (non-profit - Fee waived)			
Period applied for: from: _____ to: _____			
Comments: _____			
F. Declaration of Applicant			
Mark Snaper		certify that:	
(print name)			
1. The information contained in this application, any attached plans, drawings, specifications and/or other attached documentation is true to the best of my knowledge. 2. I have authority to bind the corporation or partnership (if applicable). 3. I understand that an inspection must be completed by the Town of the footings to verify the depth. (if applicable). 4. I understand that a final inspection of the proposed sign must be completed once the sign has been constructed or erected.			
June 11, 2024		<i>MS</i>	
Date		Signature of Applicant	



NEW MUNICIPAL ADDRESS
REQUIRED FOR BILLBOARD
SERVICING

BILLBOARD POST LOCATION

DIGITAL BILLBOARD

LEADING EDGE OF BILLBOARD
TO MAINTAIN A MINIMUM
CLEARANCE OF 6.0m FROM
POLE LINE CENTER-LINE.

15.7m

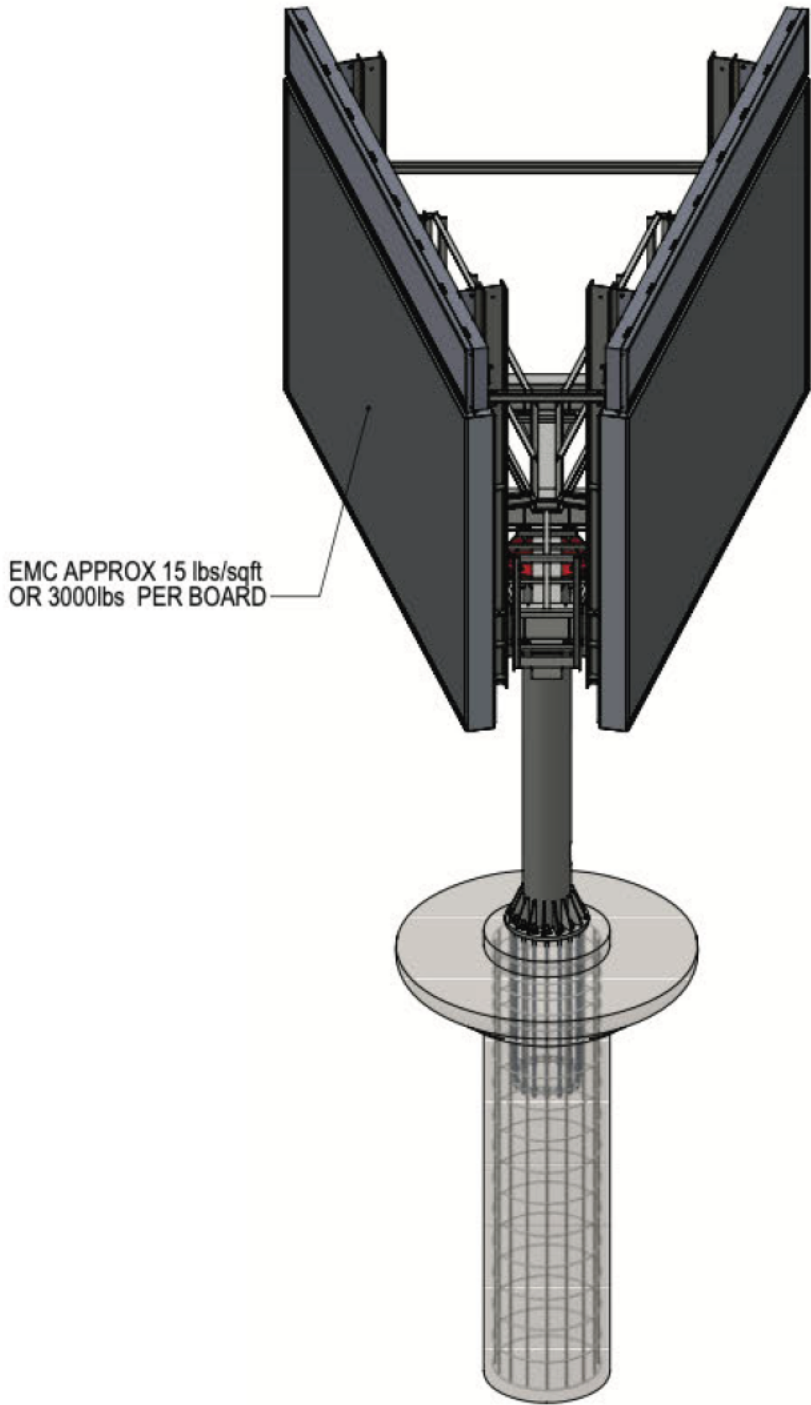
15.3m

PROPERTY LINE

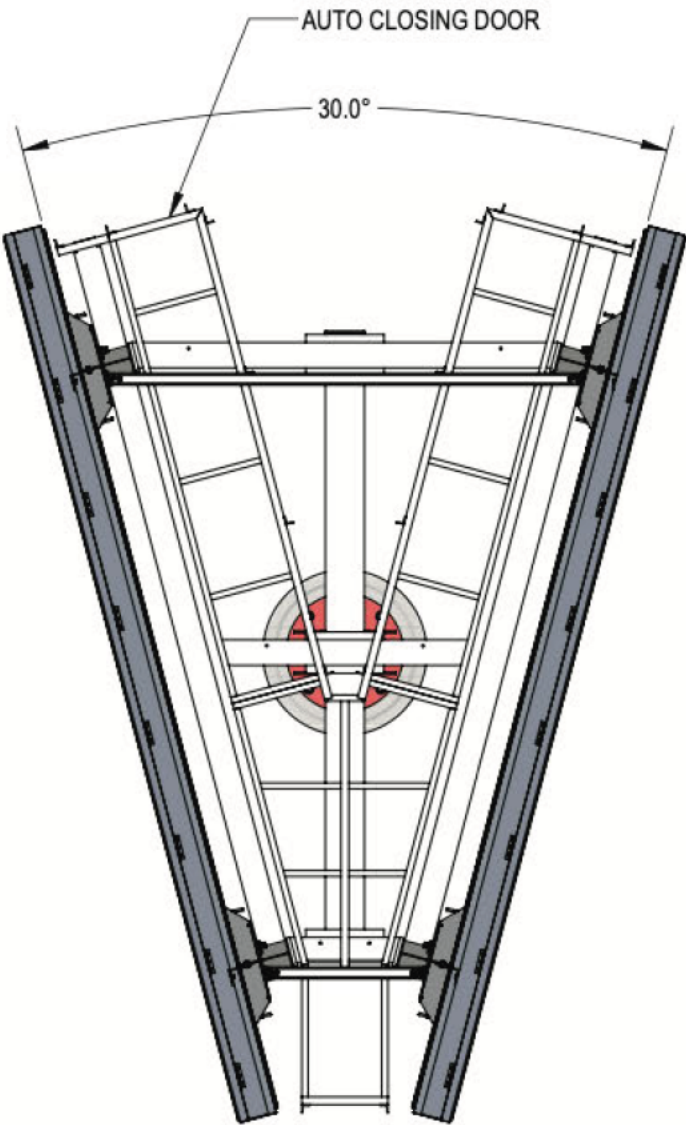
POLE LINE CENTER-LINE

DAVIS DRIVE

LOCATION APPROVED - NT POWER
MARCH 28, 2025 - *BD*



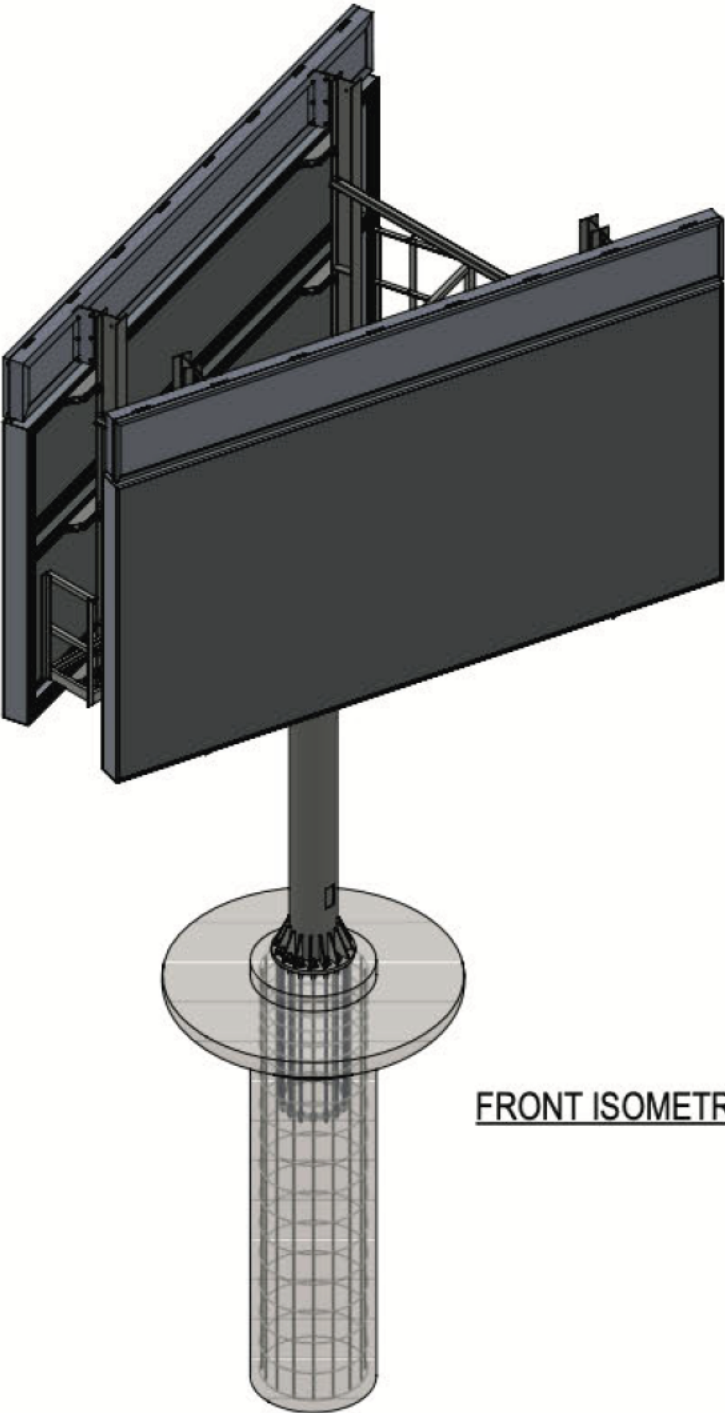
FRONT ISOMETRIC



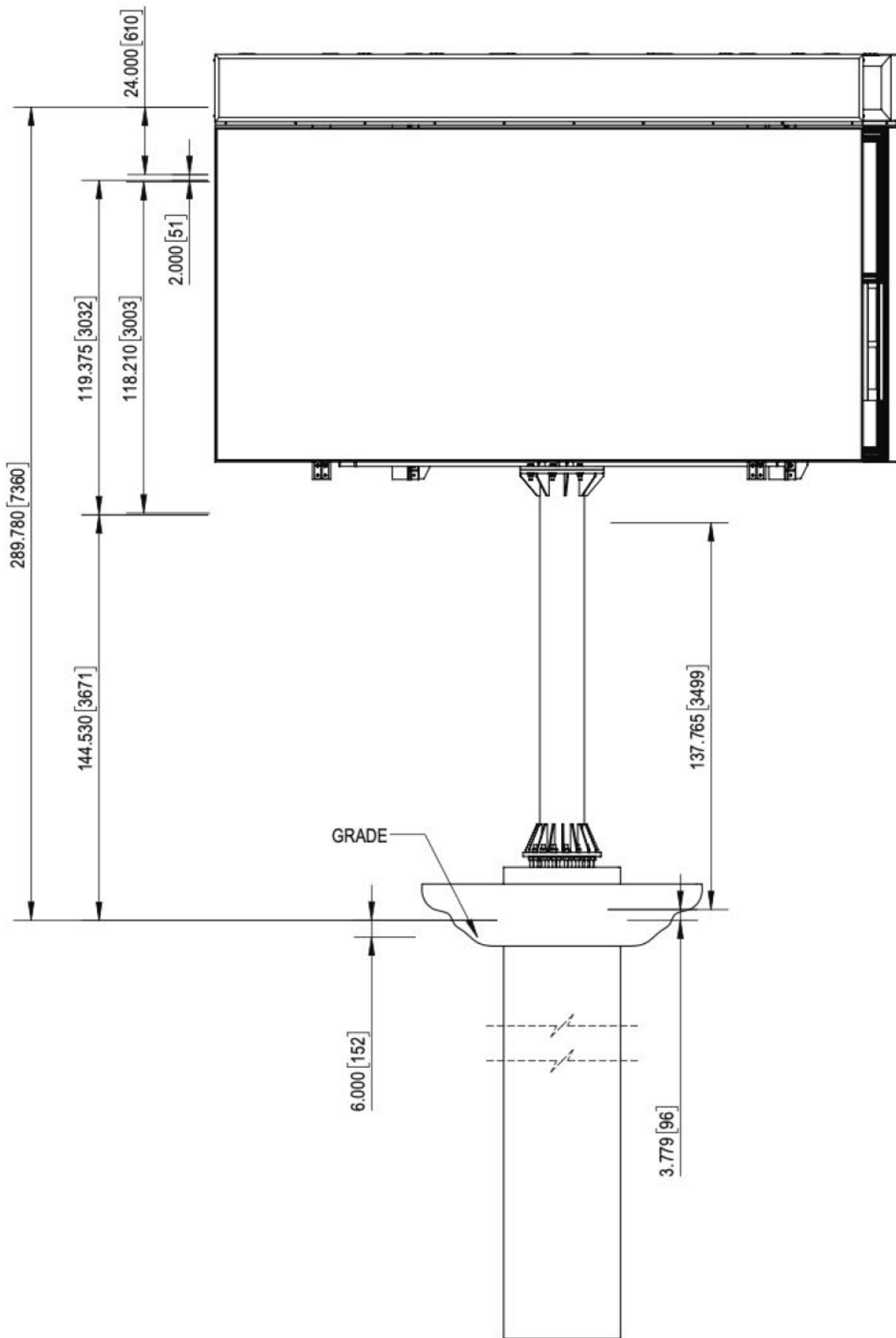
Project ID: ECA004

Notes:

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FRONT ISOMETRIC

**GENERAL NOTES:**

-THIS SET OF DRAWINGS DO NOT INCLUDE COMPONENTS THAT MAY BE NECESSARY FOR THE CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND ABOUT THE JOB SITE DURING CONSTRUCTION AND THE DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES. FORM WORK, FALSE WORK, SHORING, ETC... REQUIRED TO COMPLETE THE WORK.

LOADS AS PER 2012 OBC FOR BRADFORD AREA (CLOSEST DATA TO KESWICK)

WIND: $q_{1/50} = 0.36$ KPA

SNOW: $S_s = 2.1$ KPA, $S_r = 0.40$ KPA

$C_e = 0.94$, $C_g = 2$, $C_n = 1$

IMPORTANCE FACTOR $I_w = 1$ (ULS), $I_w = (0.75)$ SLS

STEEL FABRICATION NOTES:

1. STRUCTURAL STEEL HAS BEEN DESIGNED IN ACCORDANCE WITH CSA STANDARD S16-14 "DESIGN OF STEEL STRUCTURES."
2. STEEL GRADE:
All STRUCTURAL STEEL/PLATES TO BE 50W GRADE UNLESS OTHERWISE NOTED
CHANNELS AND ANGLES=G40.21 GRADE 300W, PLATE=GRADE 50W
3. ALL BOLTS TO BE IN COMPLIANCE WITH ASTM STANDARD A325M-83, GRADE A325
4. ANCHOR BOLTS/RODS ARE GRADE ASTM F1554 Gr36 OR GRADE 44W AND TO BE GALVANIZED MIN. 24"
5. ALL STEEL SHALL BE NEW MATERIAL
6. ALL STEEL SHALL RECEIVE A PRIMER & PAINT, & TOUCHED UP AS REQUIRED ON SITE
7. ALL STEEL TO BE WELDED PER W59-M1989, WELDED STEEL STRUCTURE (METAL ARC WELDING)
8. ALL STEEL WELDING TO BE CARRIED OUT TO CSA STANDARD CAN/CSA-W47.1-92 - CERTIFICATION OF COMPANIES FOR FUSION WELDING OF STEEL STRUCTURES
9. QUALIFIED WELDERS: COMPLY WITH CSA STANDARD W47.1-1983
10. EXPOSED WELDS ARE SMOOTH AND FLUSH TO ADJACENT FINISHES. CONSTRUCT INTERIOR CORNERS WITH SHARP LINES UNLESS INDICATED OTHERWISE. WELDS SHOULD BE CONTINUOUS UNLESS OTHERWISE INDICATED
11. DISIMILAR METALS ARE PROTECTION FROM EACH OTHER TO PREVENT GALVANIC CORROSION
12. ANCHOR BOLTS AND CATWALKS SHALL BE GALVANIZED
13. GALVANIZATION TO BE TO STANDARD CAN/CSA 91649M92

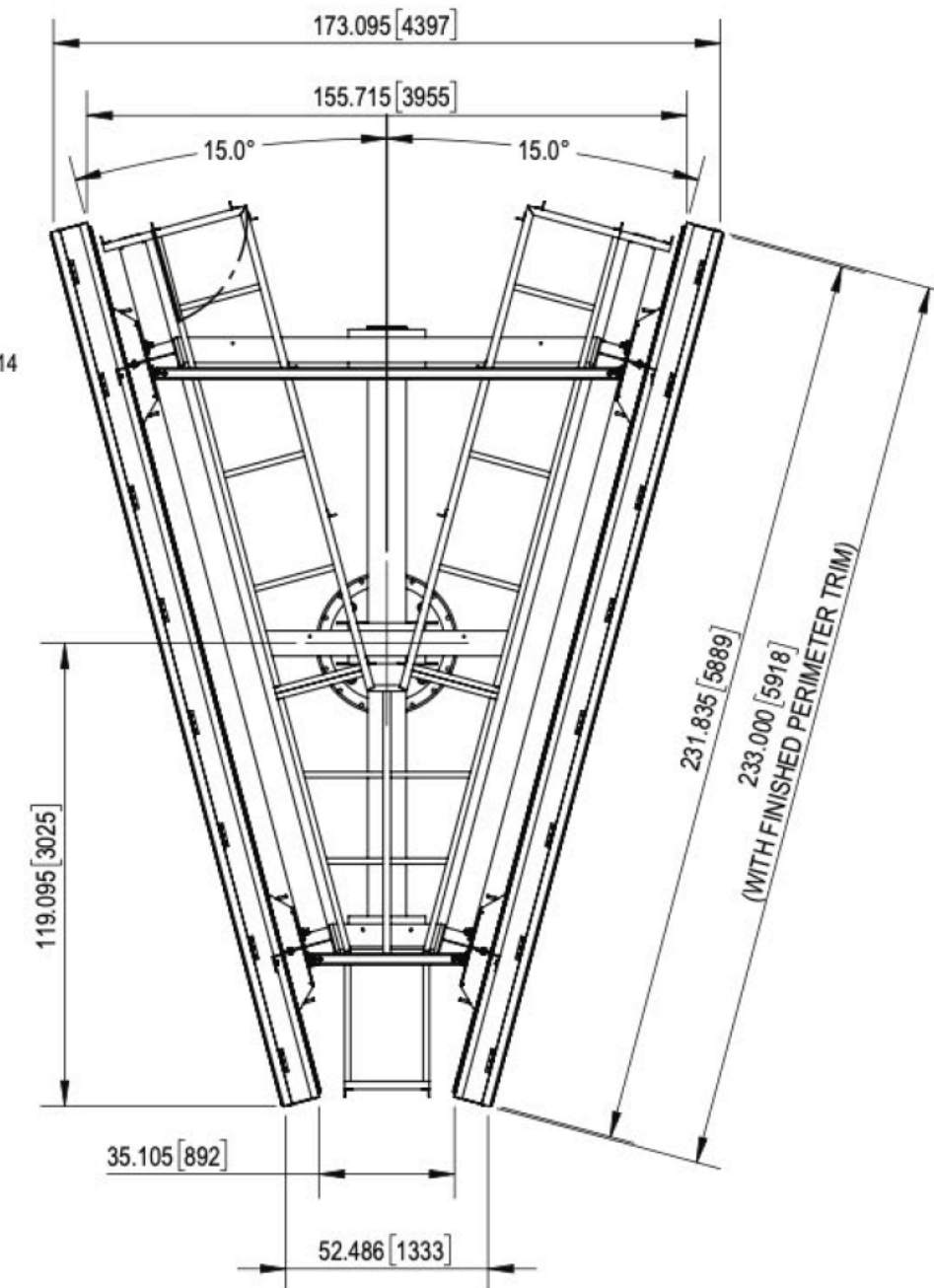
GENERAL FINISH NOTES:

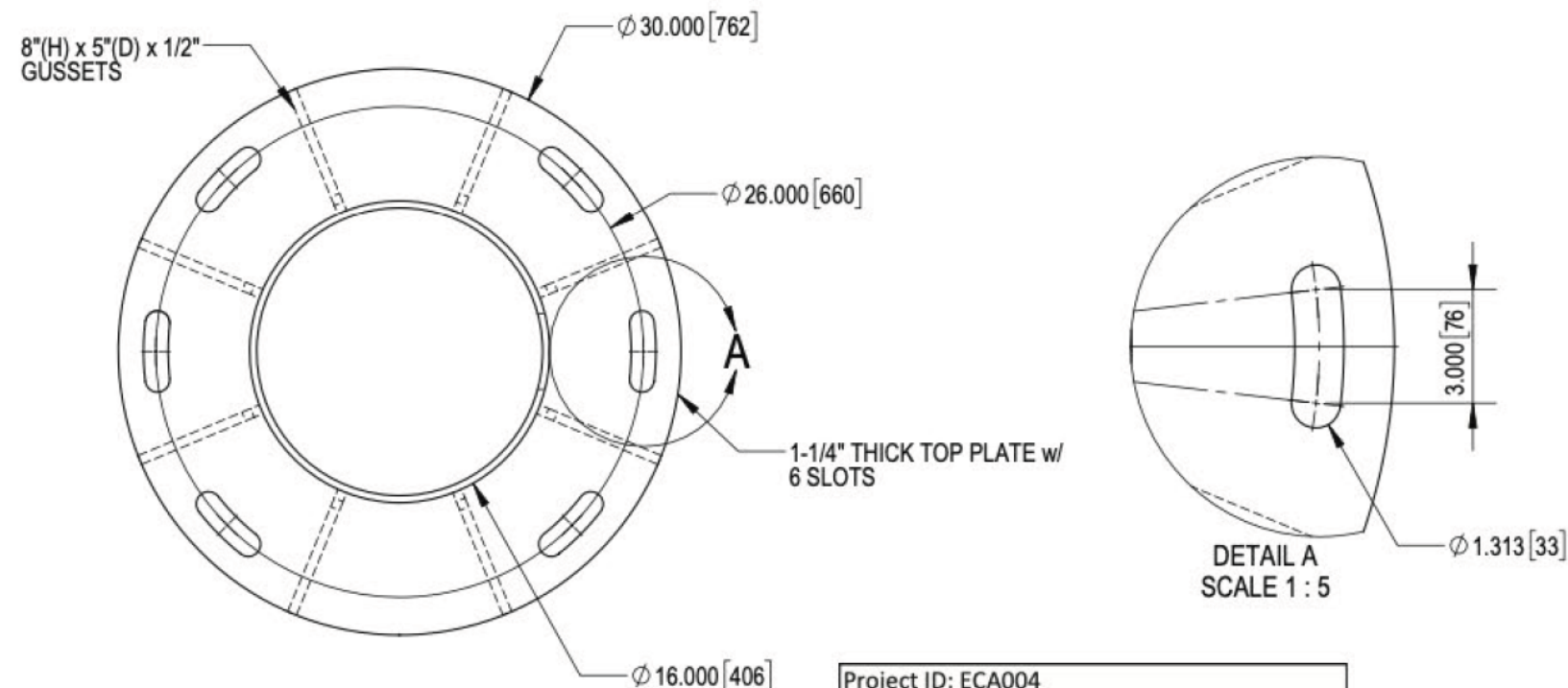
14. PAINTED SURFACES TO RECEIVED TWO PART PRIME AND TWO PART TOPCOAT PAINT FINISH

Project ID: ECA004

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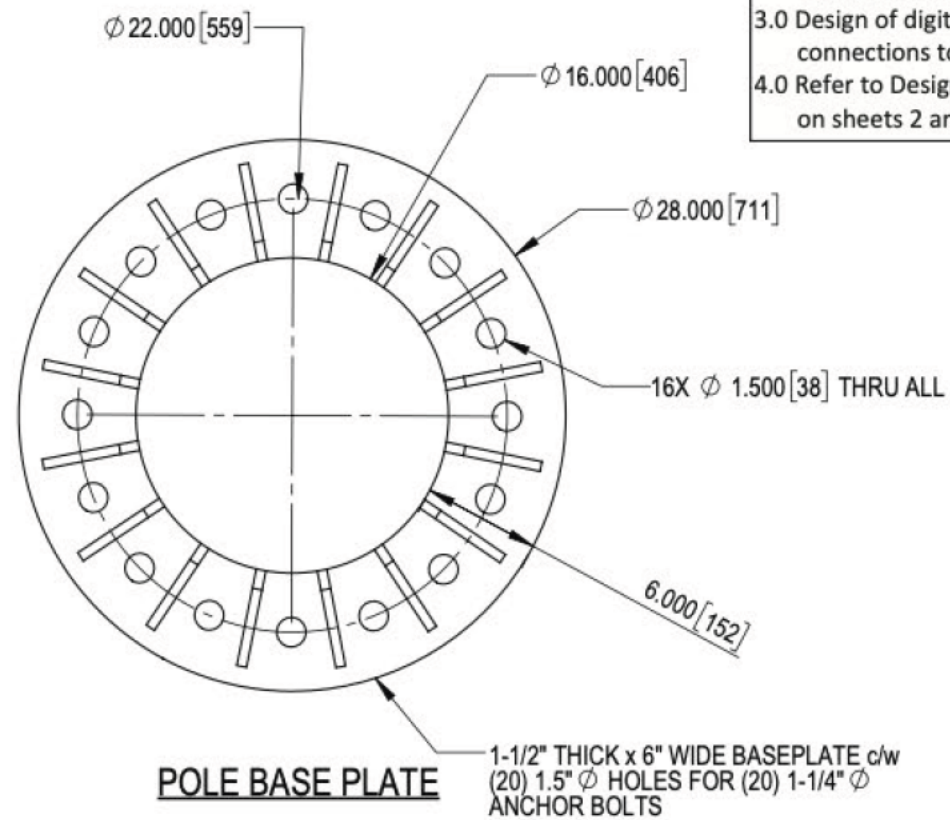


POLE TOP PLATE

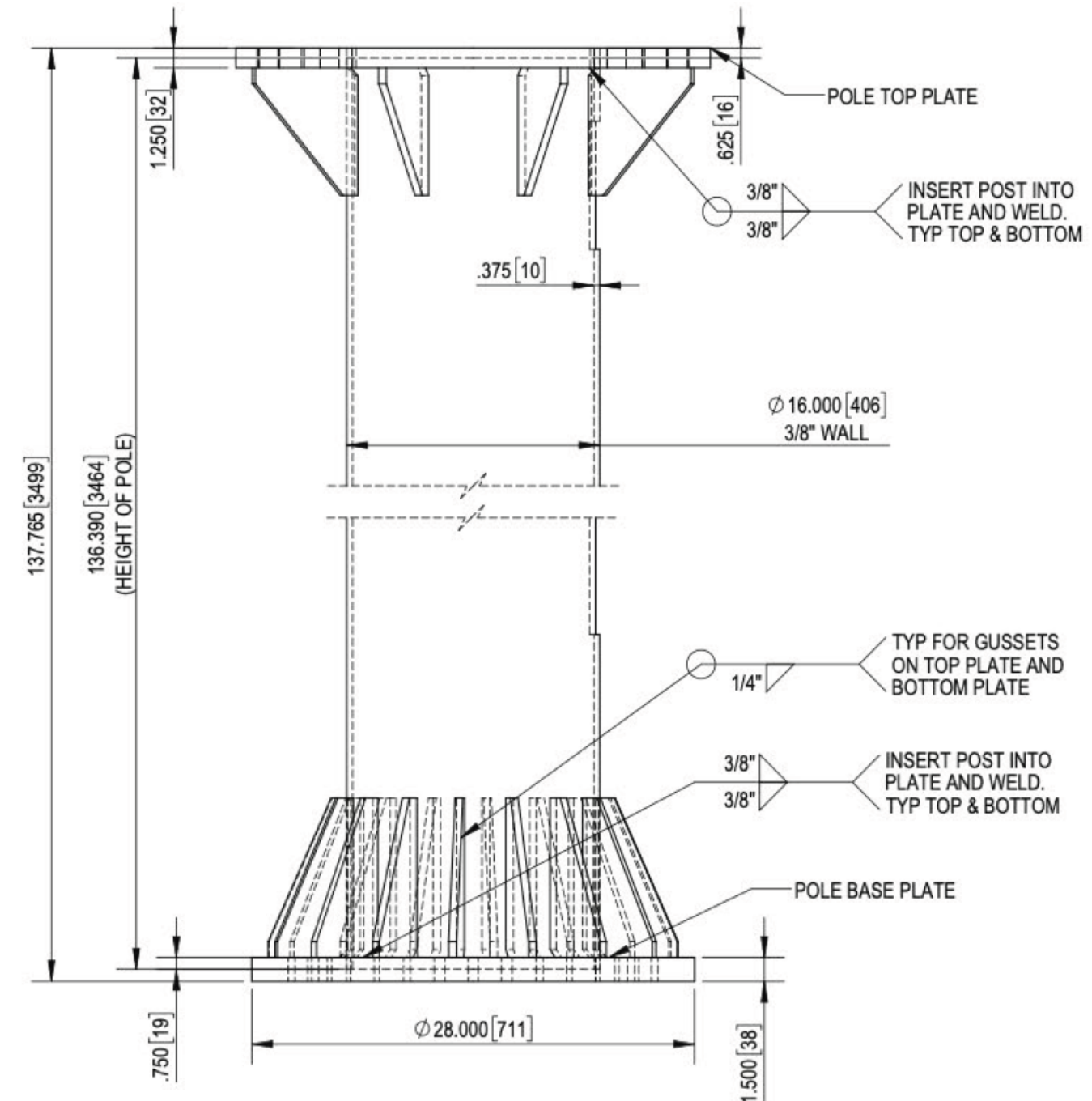
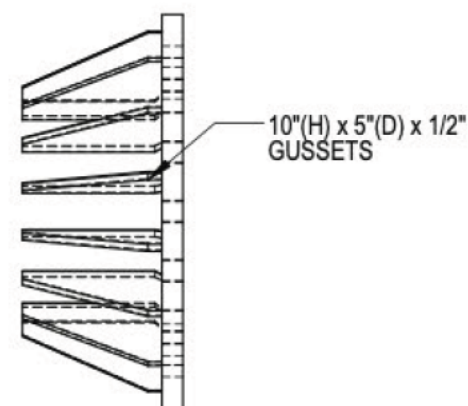
Project ID: ECA004

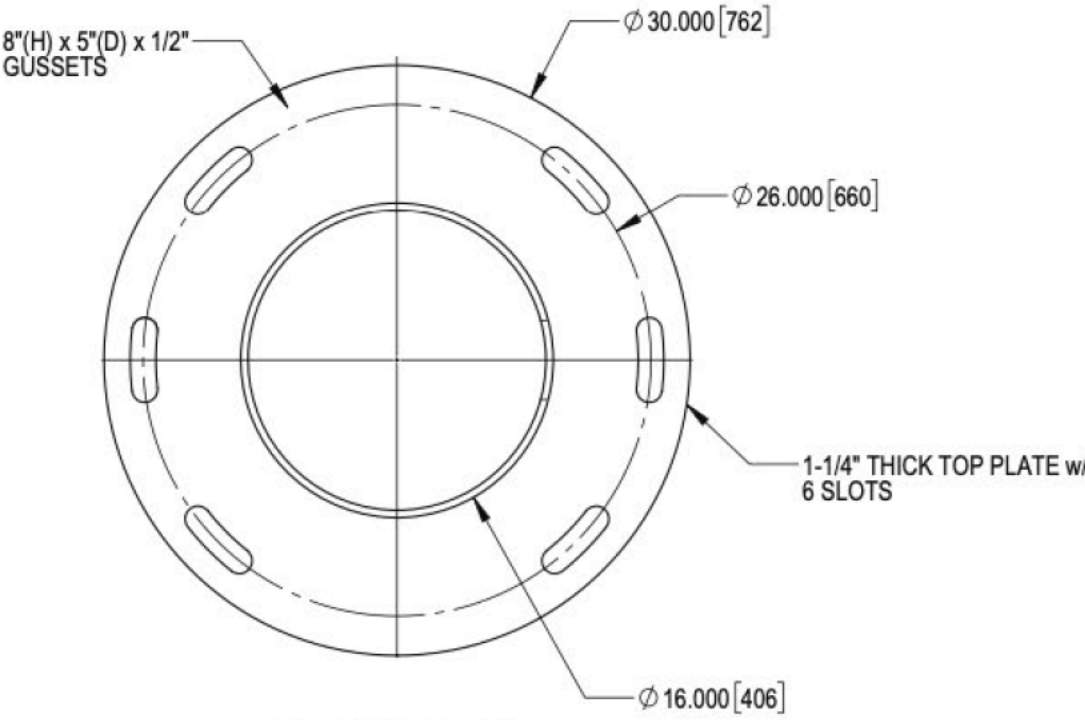
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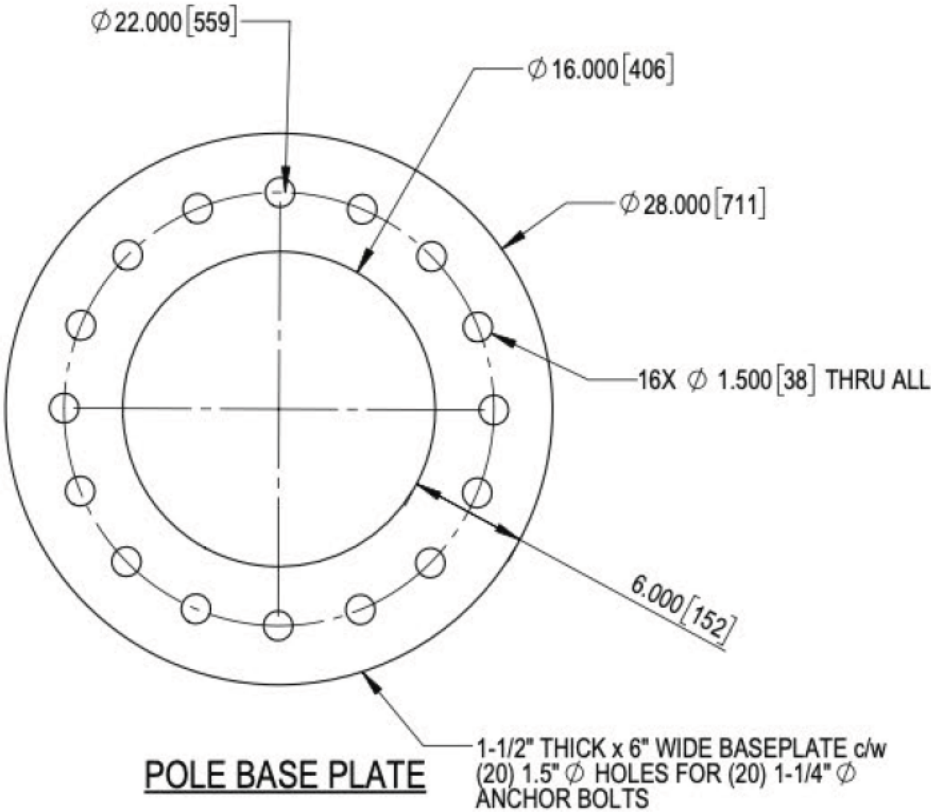
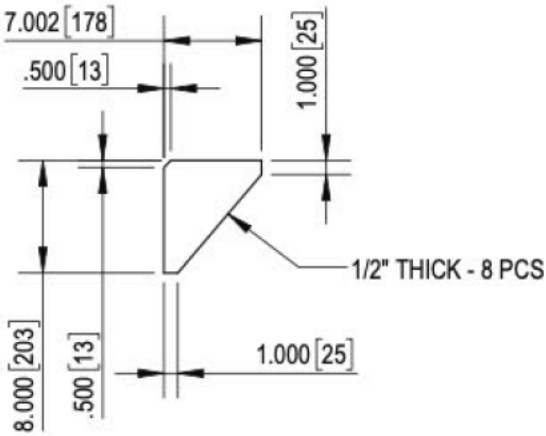


POLE BASE PLATE

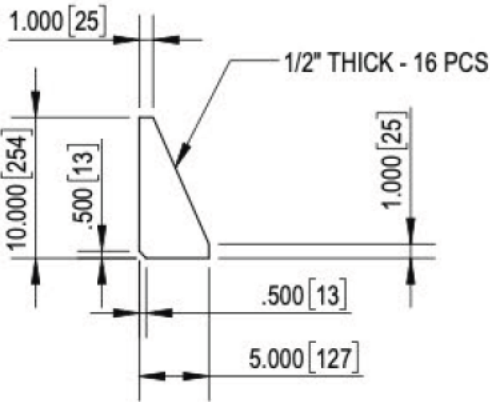




POLE TOP PLATE



POLE BASE PLATE



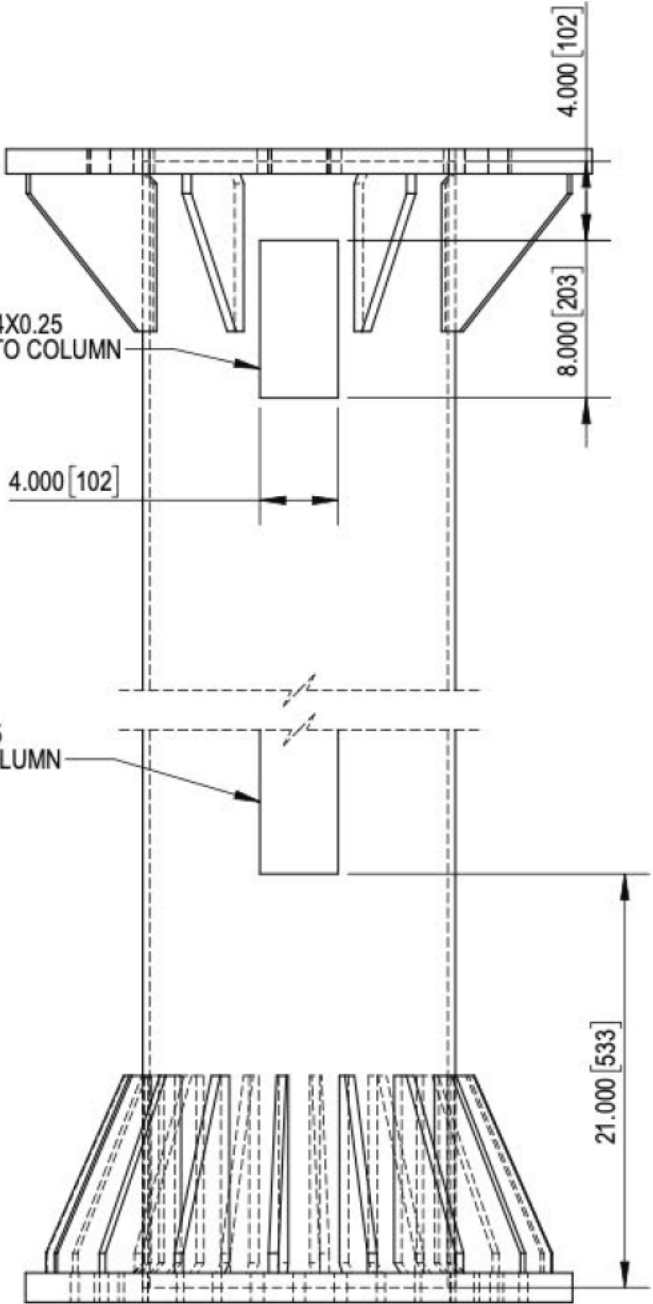
Project ID: ECA004

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REINFORCE WITH HSS 8X4X0.25
6" LONG EMBEDDED 3" INTO COLUMN

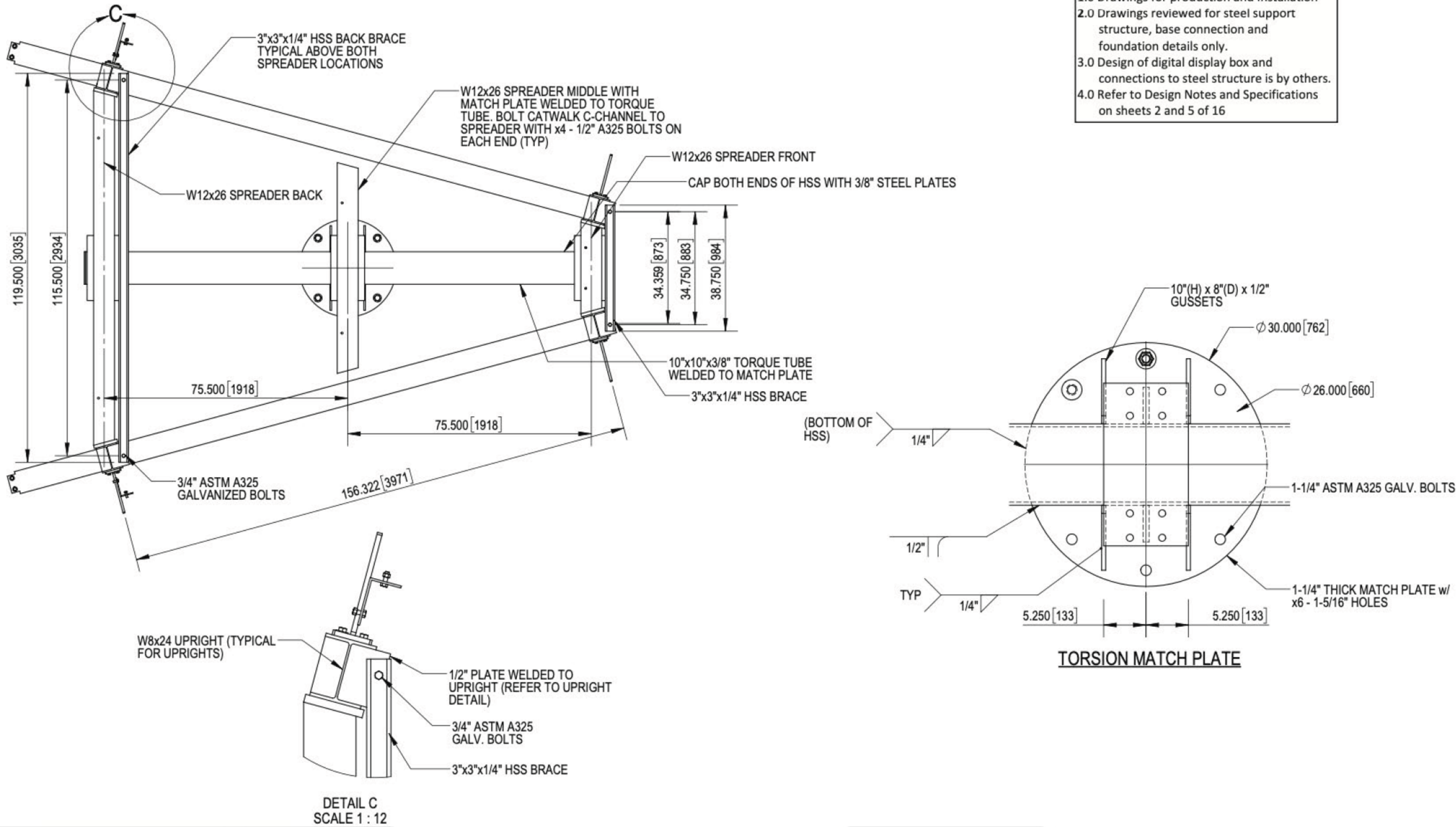
REINFORCE WITH HSS 8X4X0.25
6" LONG EMBEDDED 3" INTO COLUMN

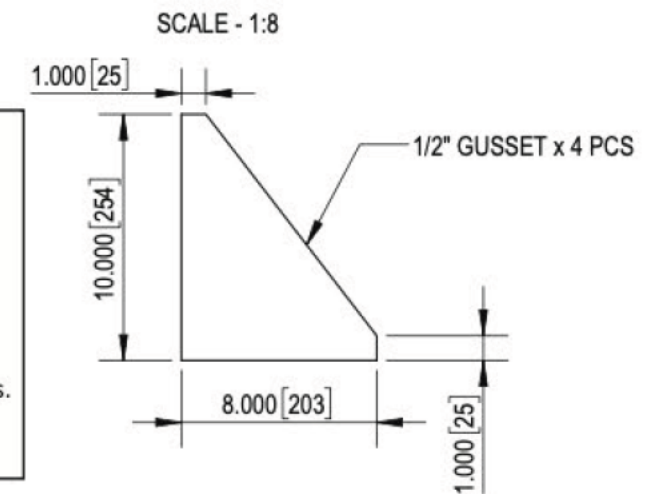
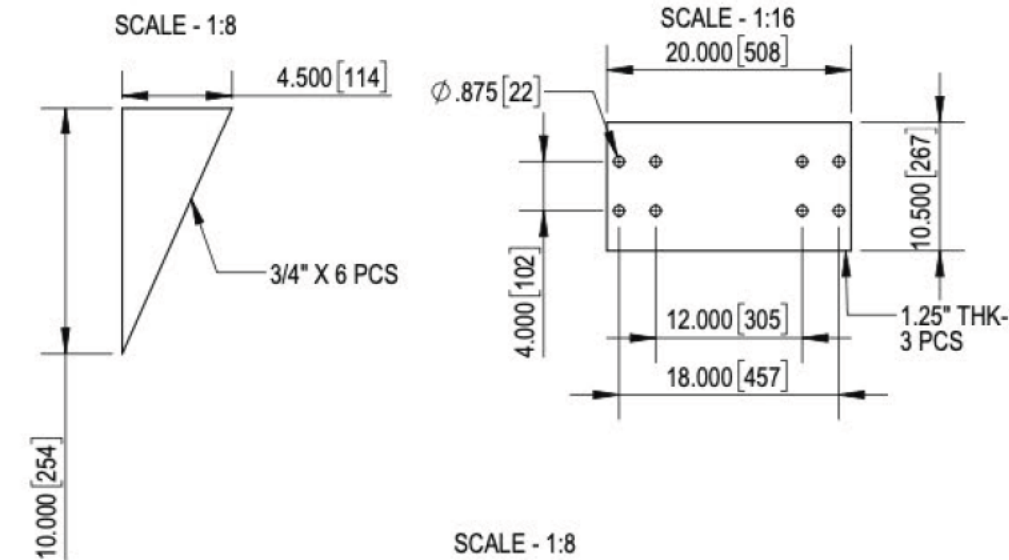


Project ID: ECA004

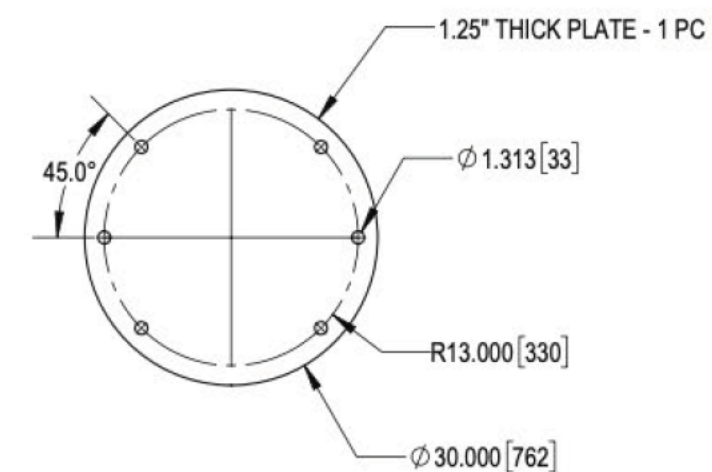
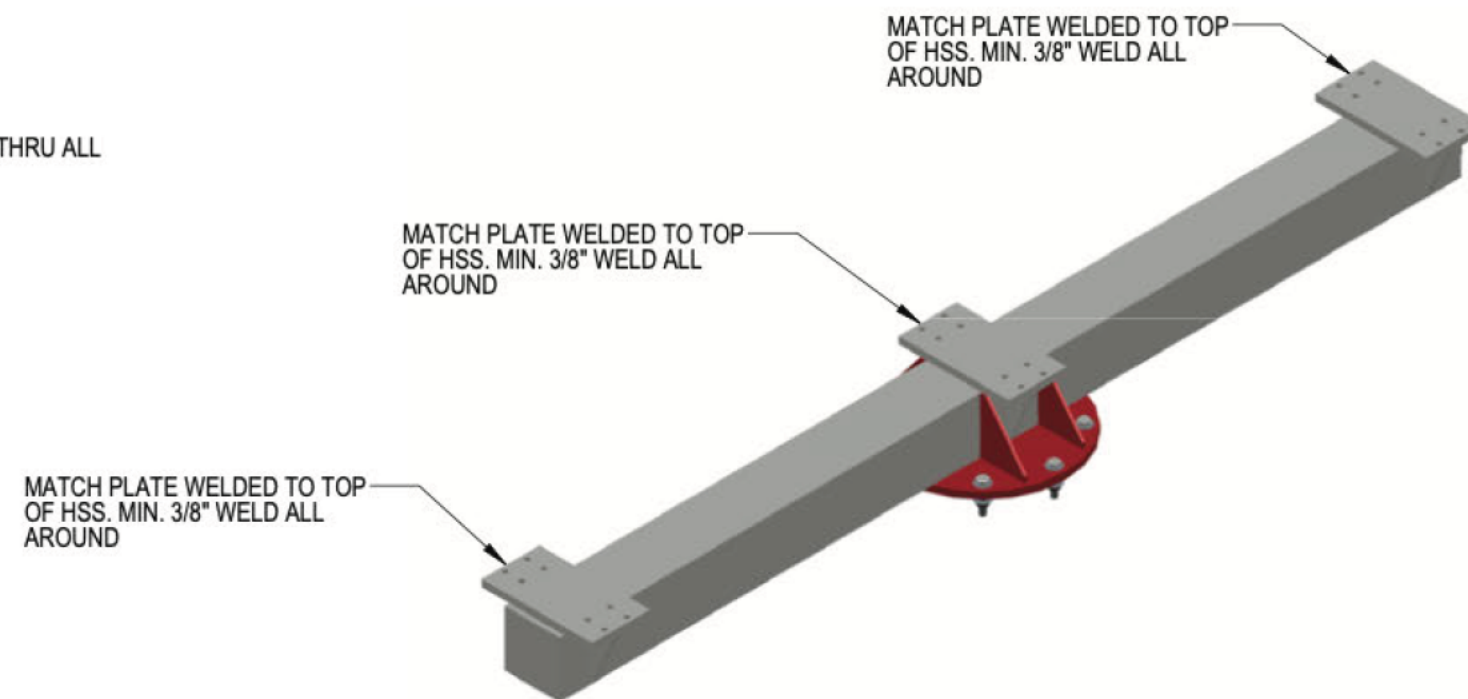
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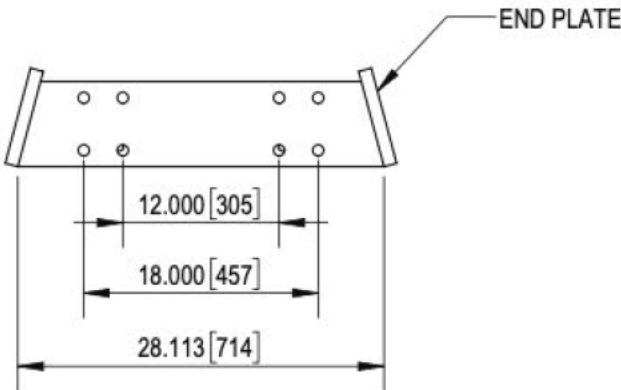
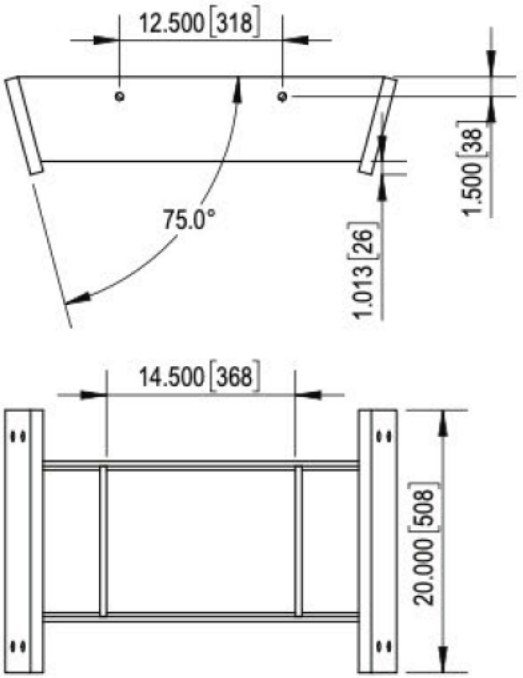




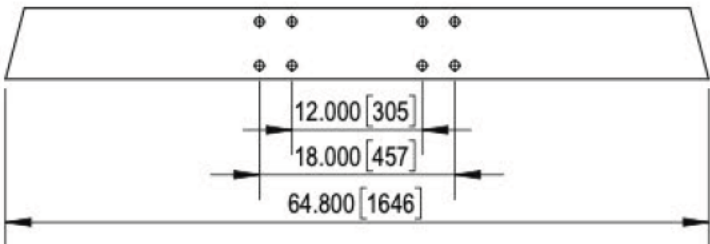
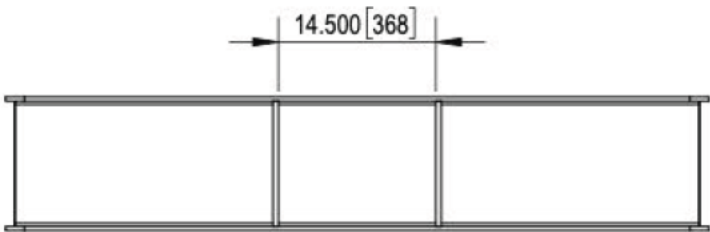
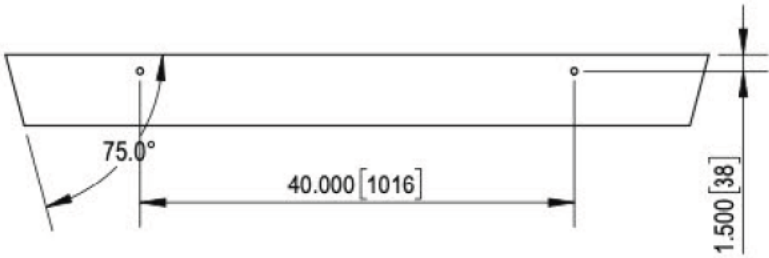
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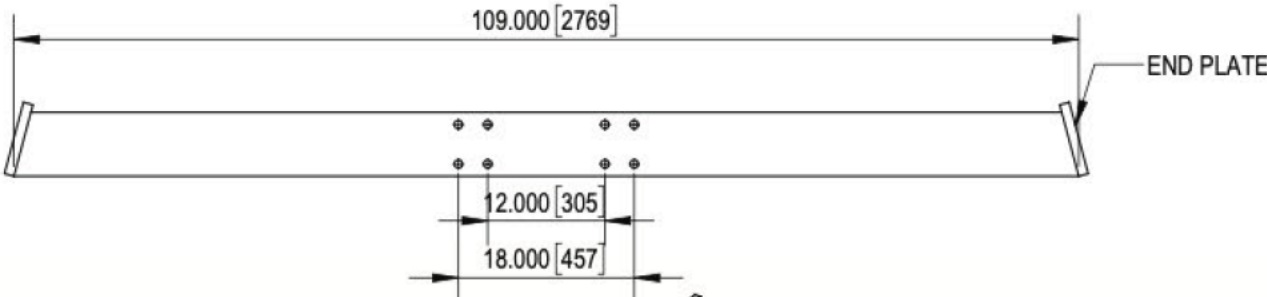
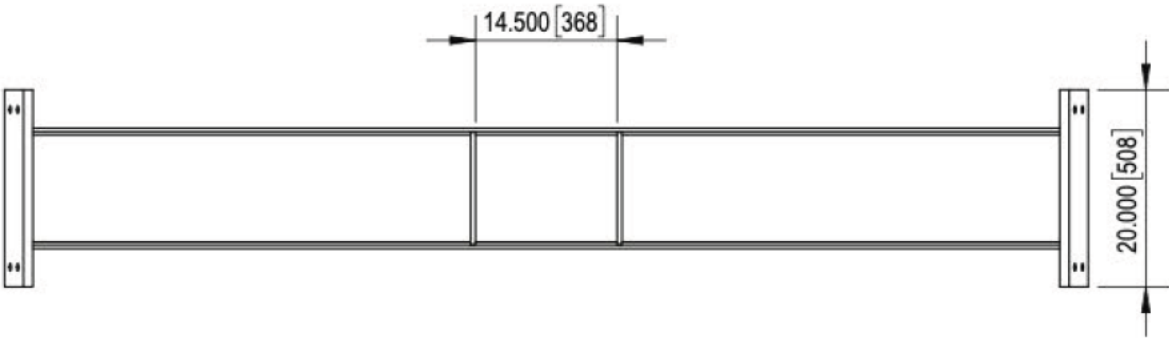
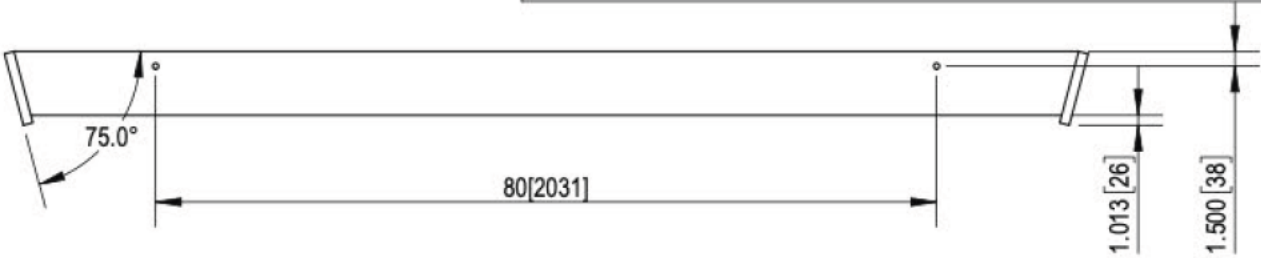
FRONT SPREADER - 160lbs



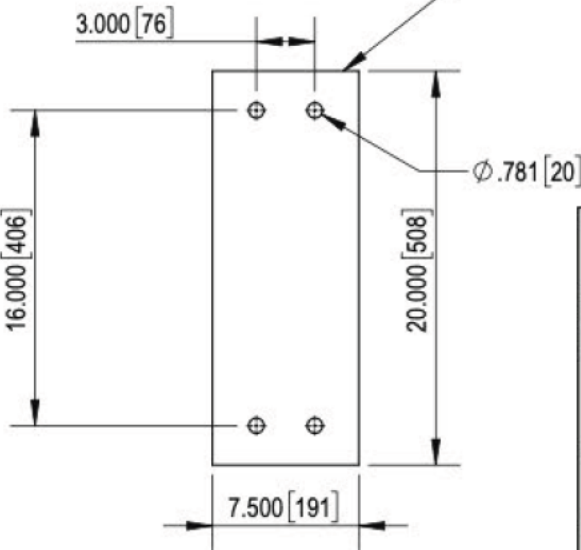
MIDDLE SPREADER - 160 lbs



BACK SPREADER - 330 lbs



END PLATE - 1.00" THK X 4 PCS

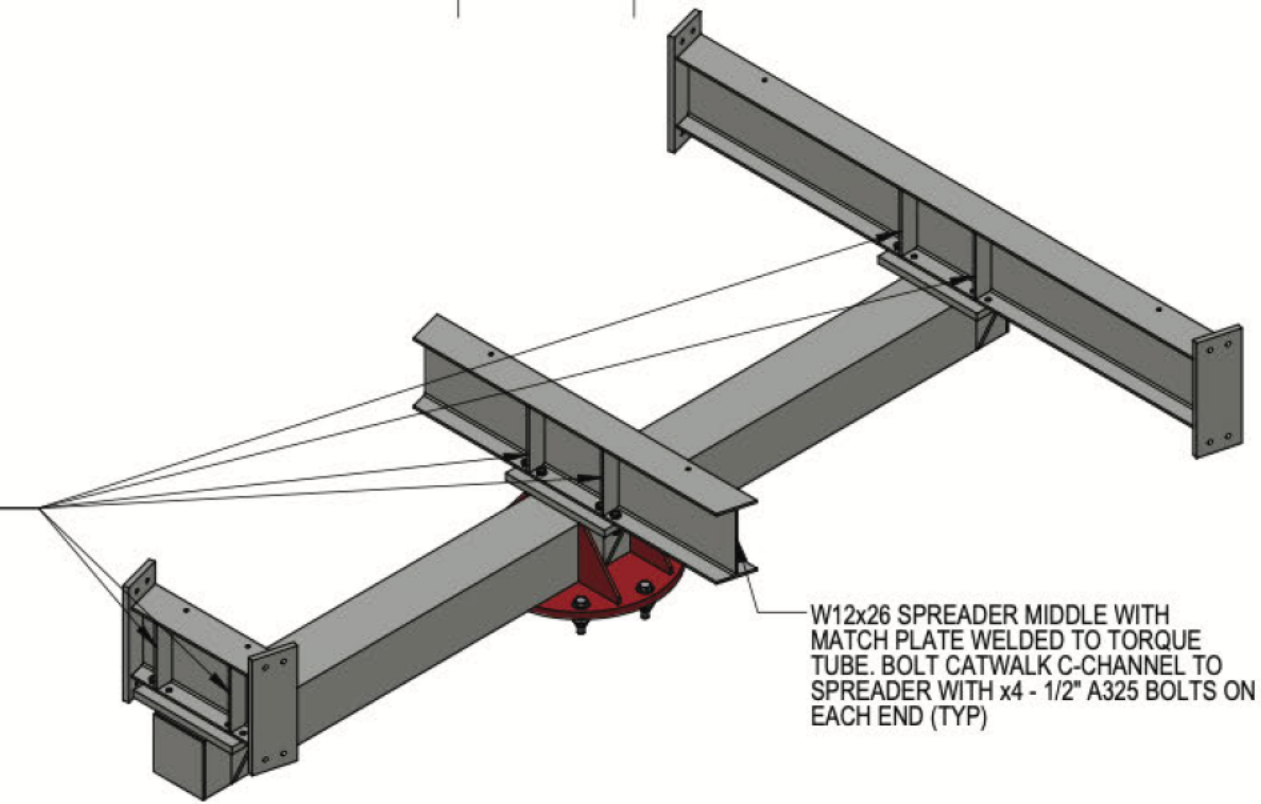


Project ID: ECA004

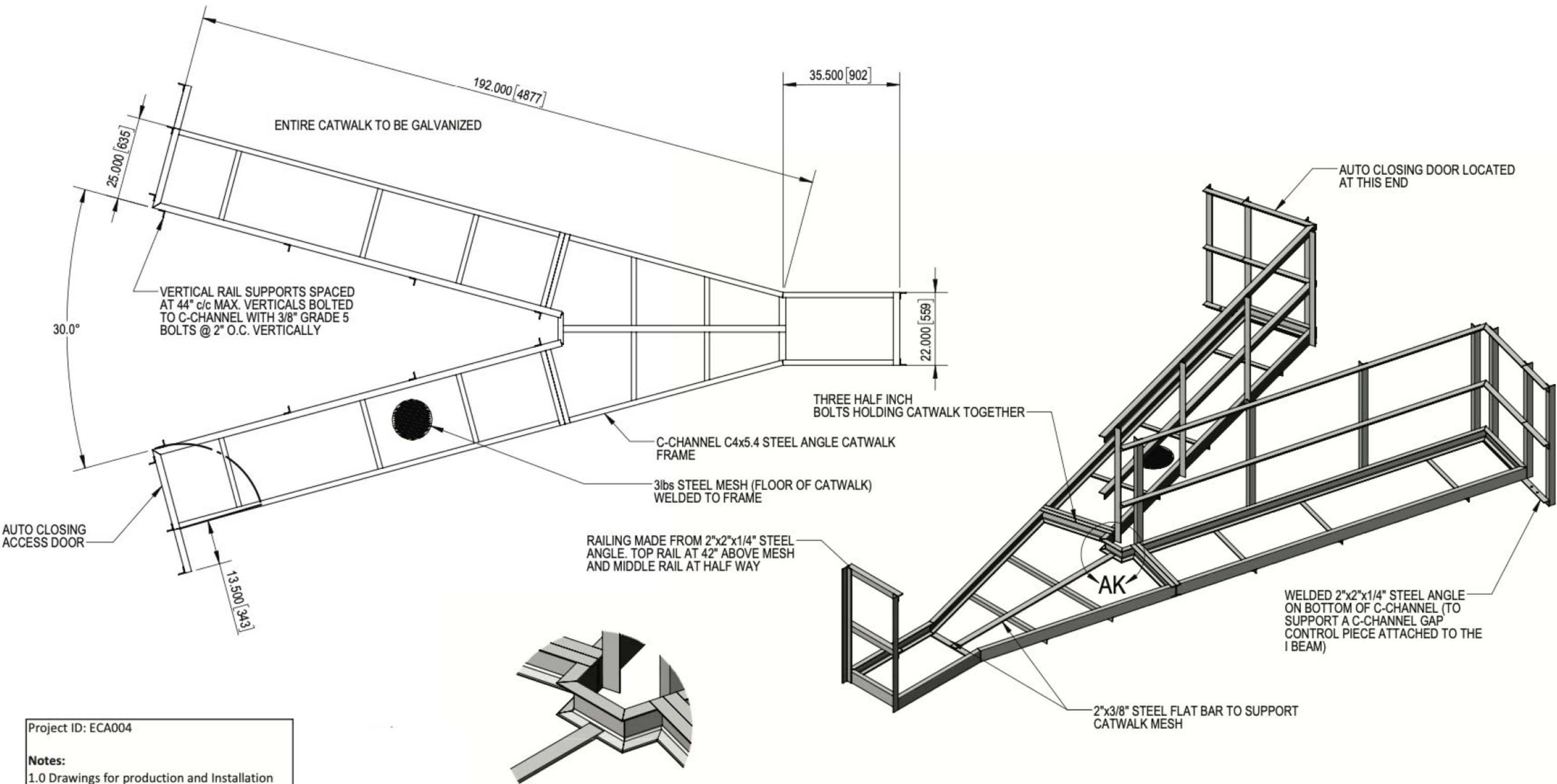
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1/2" THICK STIFFENER PLATES
WELDED ON EACH SIDE BETWEEN
BOLTS. 1/4" FILLET WELD TYPICAL



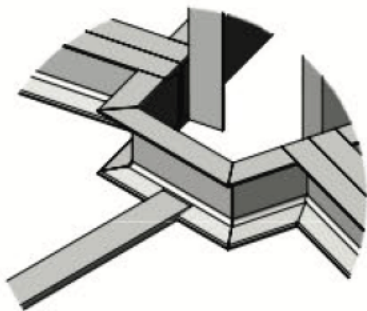
W12x26 SPREADER MIDDLE WITH
MATCH PLATE WELDED TO TORQUE
TUBE. BOLT CATWALK C-CHANNEL TO
SPREADER WITH x4 - 1/2" A325 BOLTS ON
EACH END (TYP)



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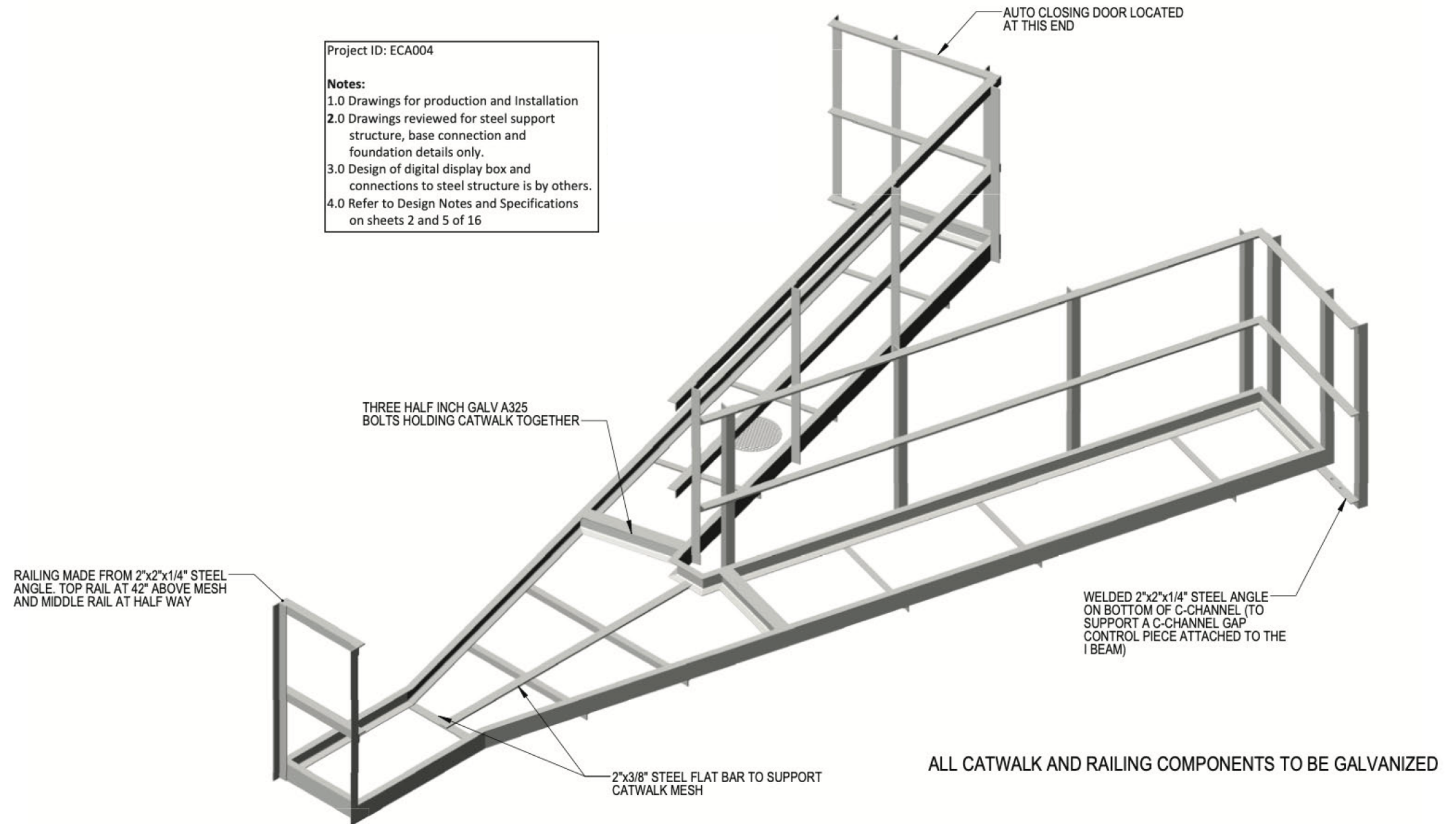


DETAIL AK
SCALE 1 : 10

Project ID: ECA004

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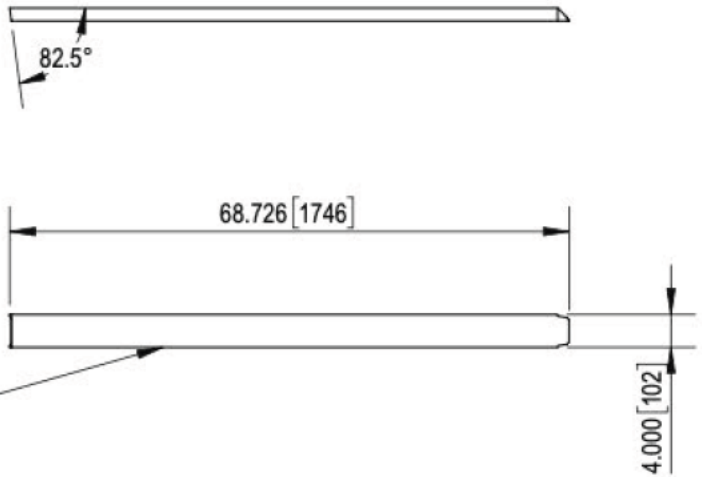
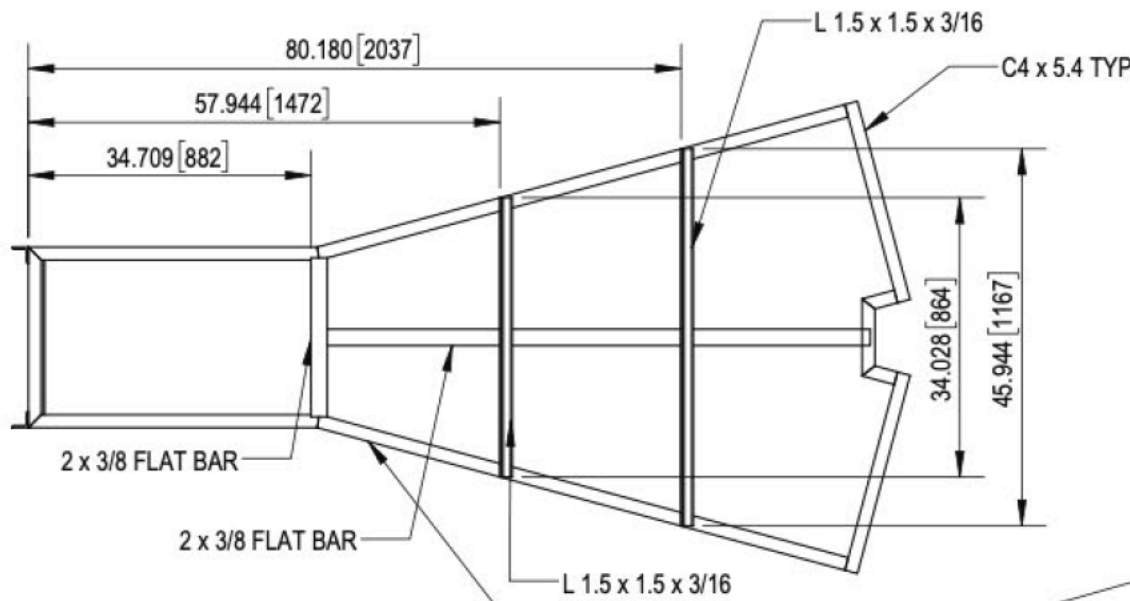
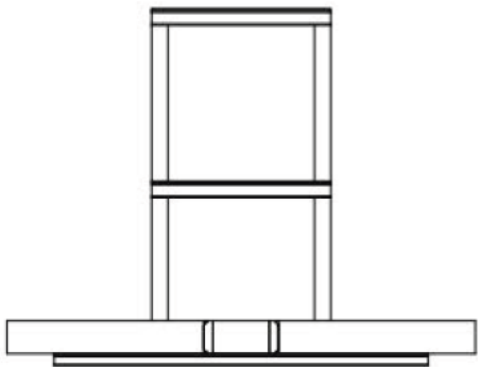
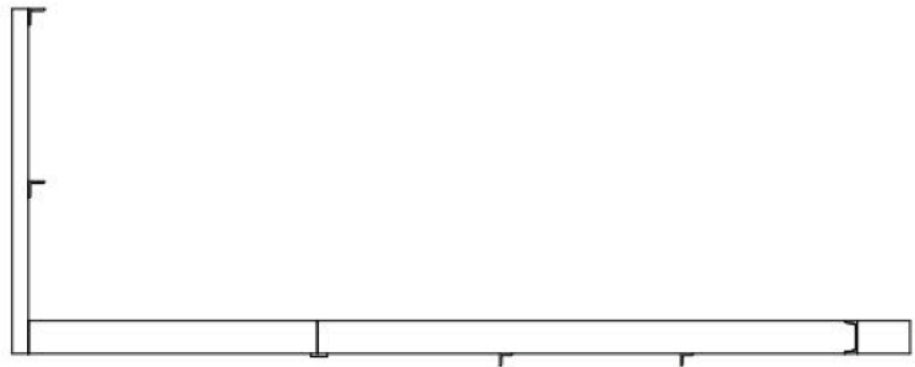
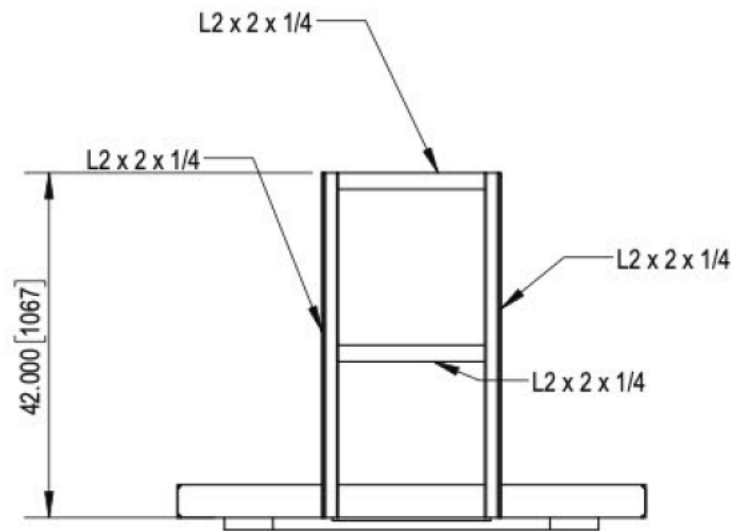
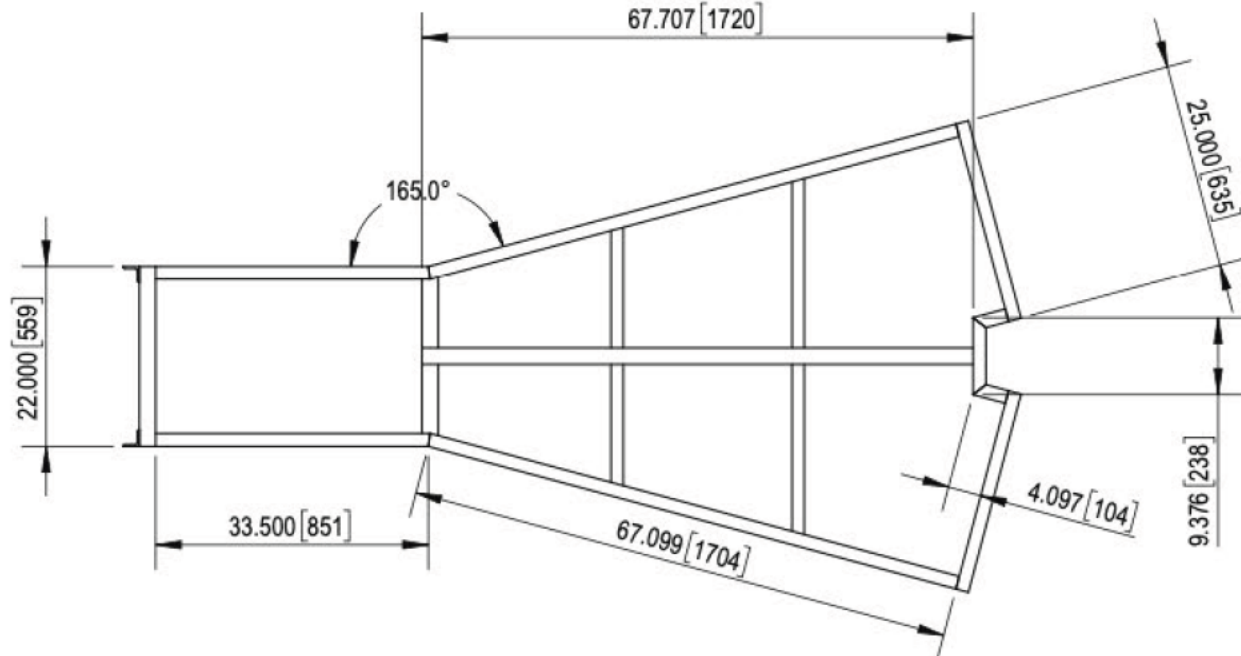


FRONT FRAME - 1 PC REQUIRED
ALL COMPONENTS GALVANIZED
APPROXIMATE WEIGHT 250lbs

Project ID: ECA004

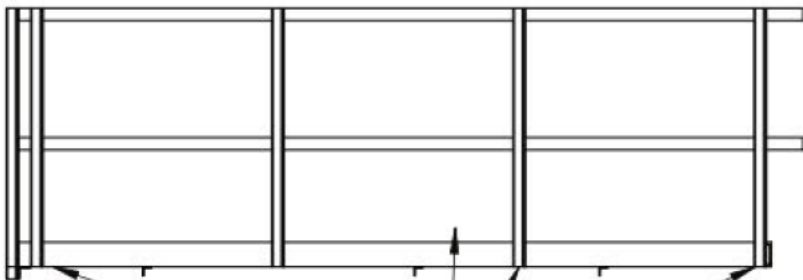
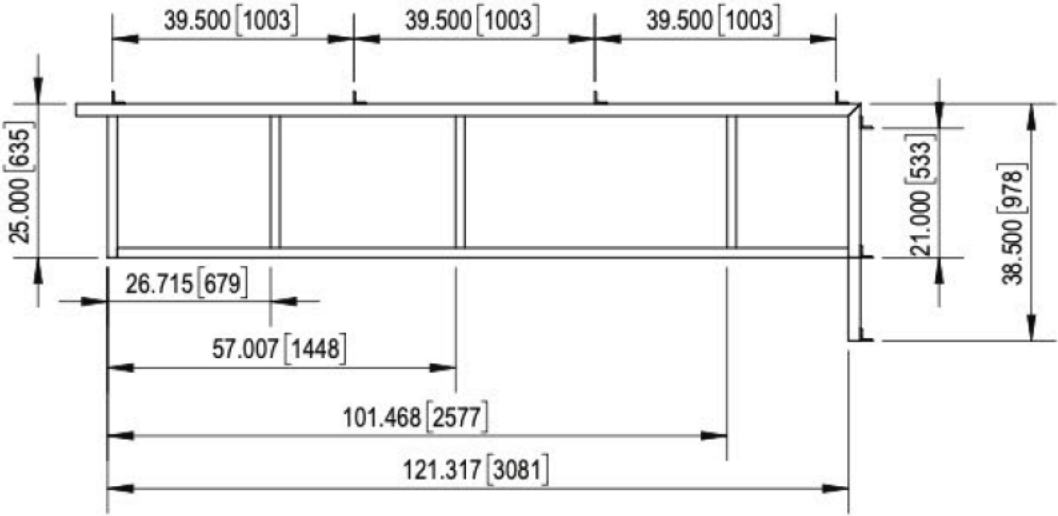
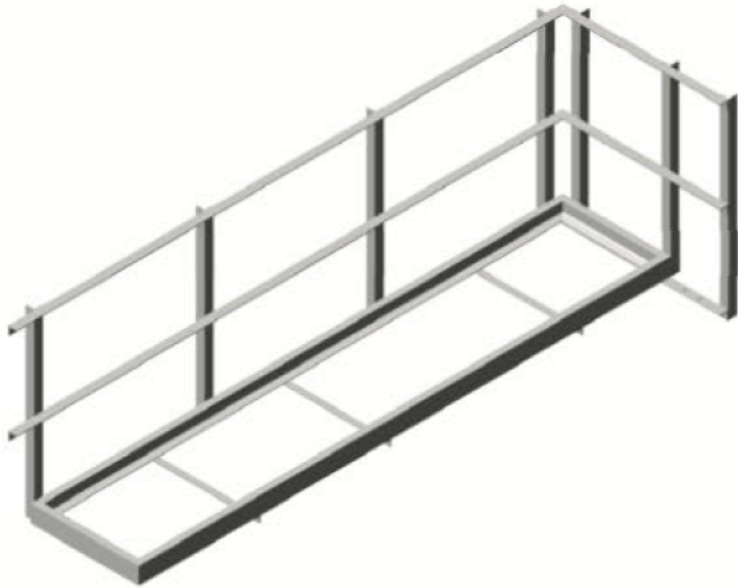
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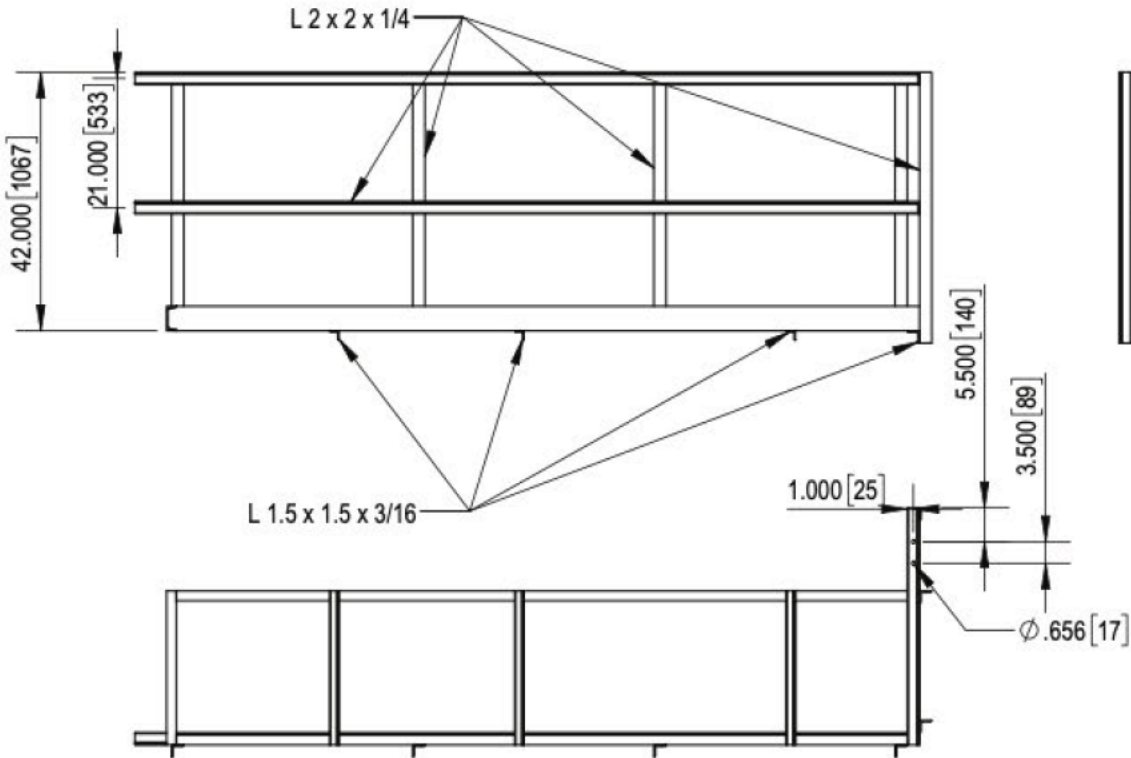
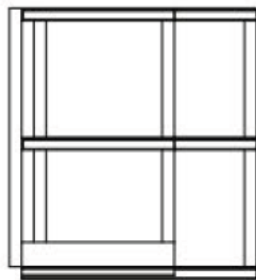


DETAIL VIEW SHOWN

RIGHT FRAME - 1 PC REQUIRED
ALL COMPONENTS GALVANIZED
APPROXIMATE WEIGHT 370lbs



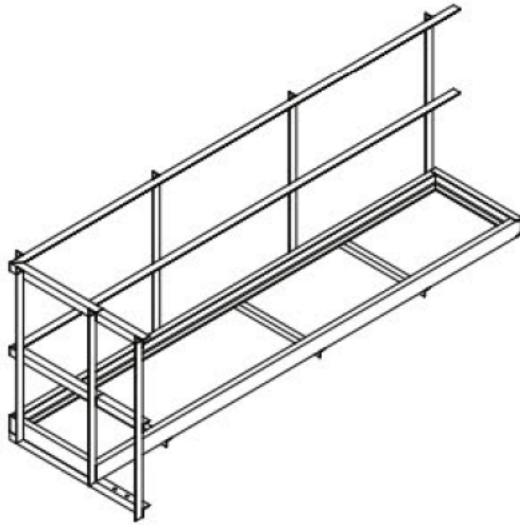
BOLT WITH DOUBLE 3/8"
GAL BOLTS @ 1.75" OC



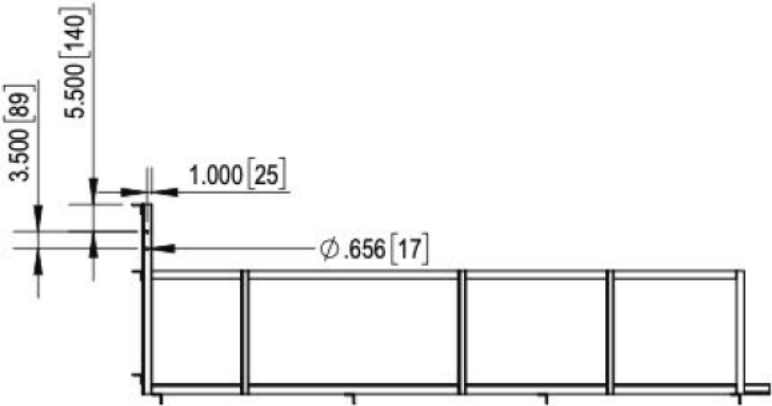
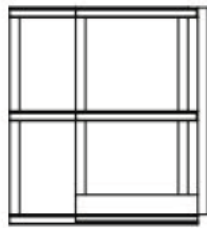
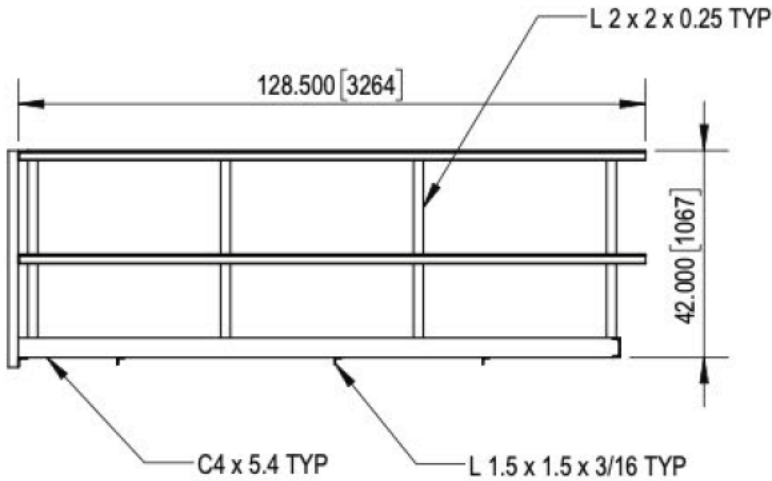
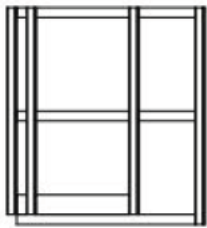
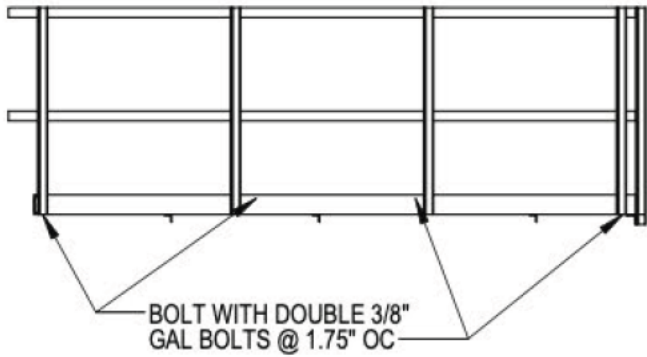
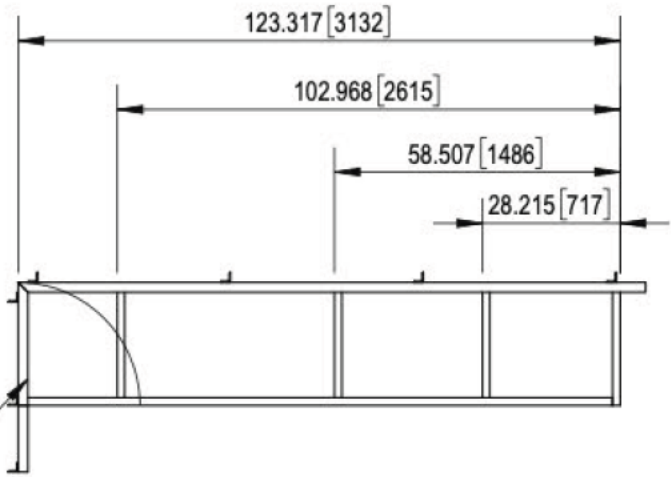
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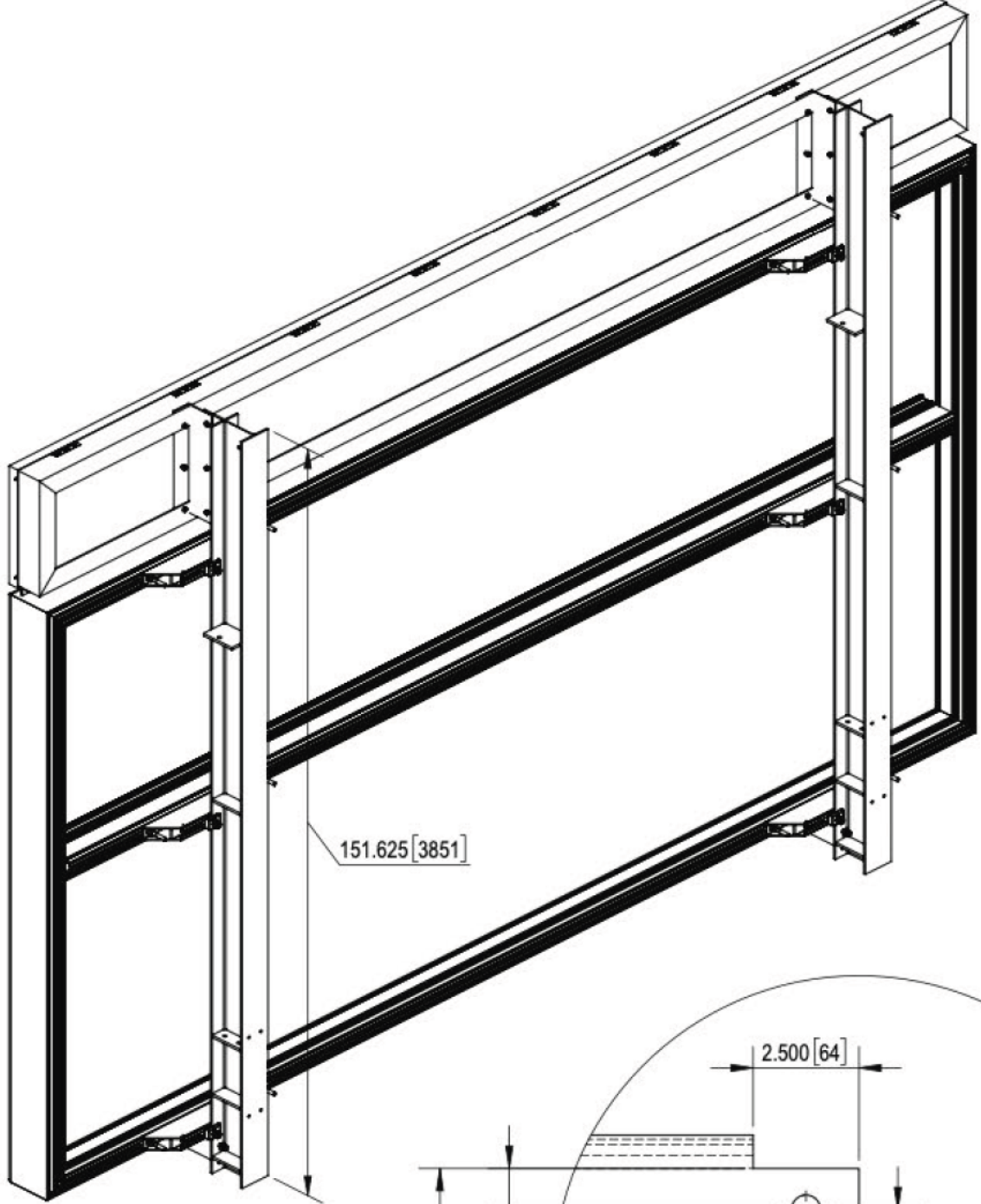
PLACE SELF CLOSING GATE HERE
TO BE PAINTED YELLOW



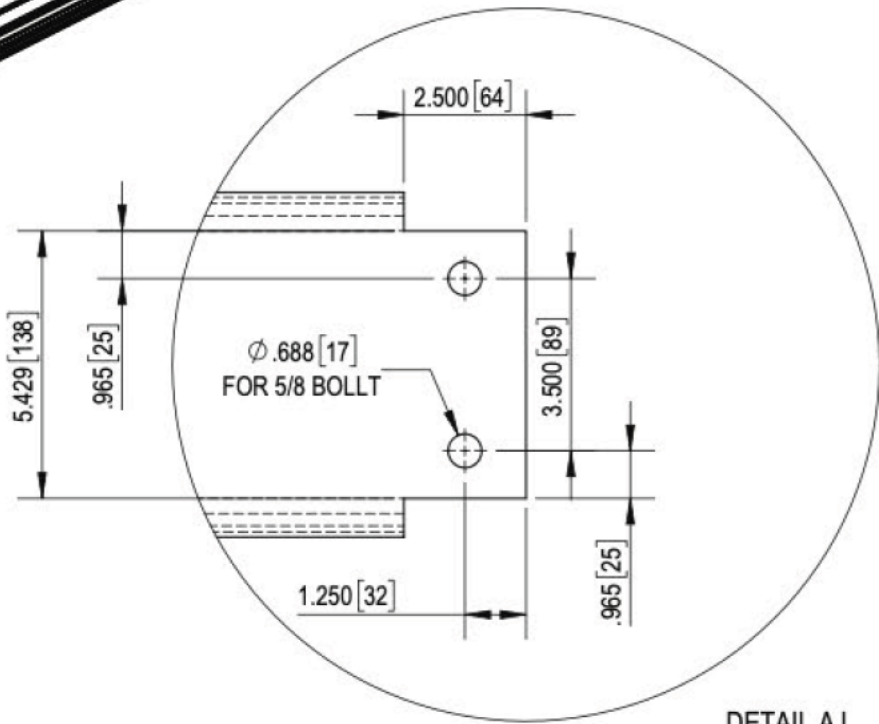
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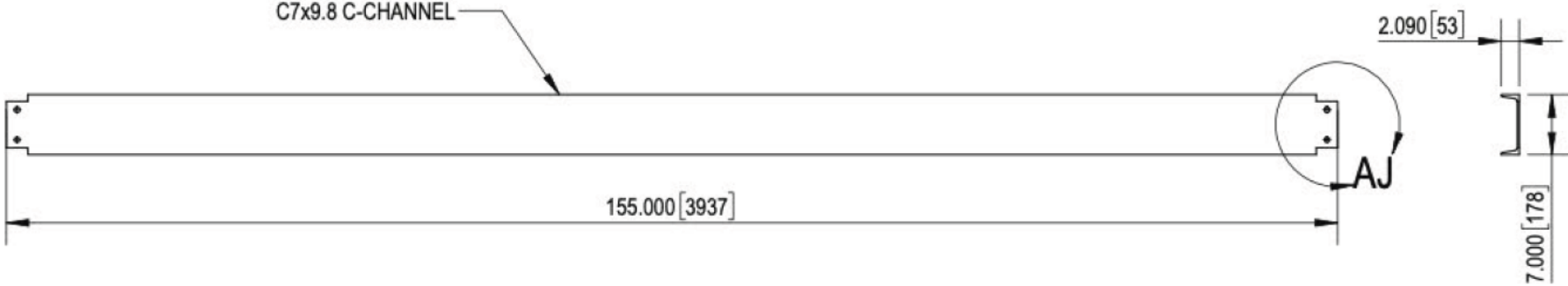


151.625 [3851]



DETAIL AJ
SCALE 1 : 4

C7x9.8 C-CHANNEL



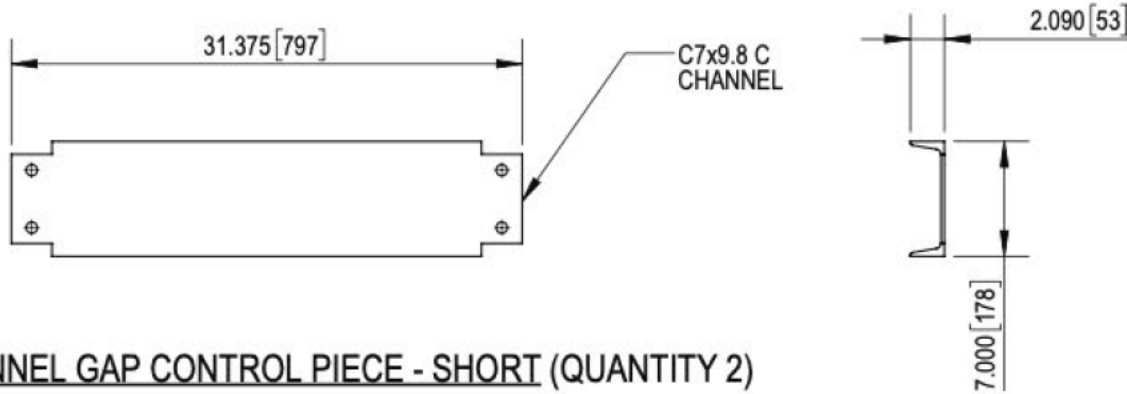
155.000 [3937]

2.090 [53]

7.000 [178]

AJ

C-CHANNEL GAP CONTROL PIECE - LONG (QUANTITY 2 of each)



31.375 [797]

C7x9.8 C
CHANNEL

2.090 [53]

7.000 [178]

C-CHANNEL GAP CONTROL PIECE - SHORT (QUANTITY 2)

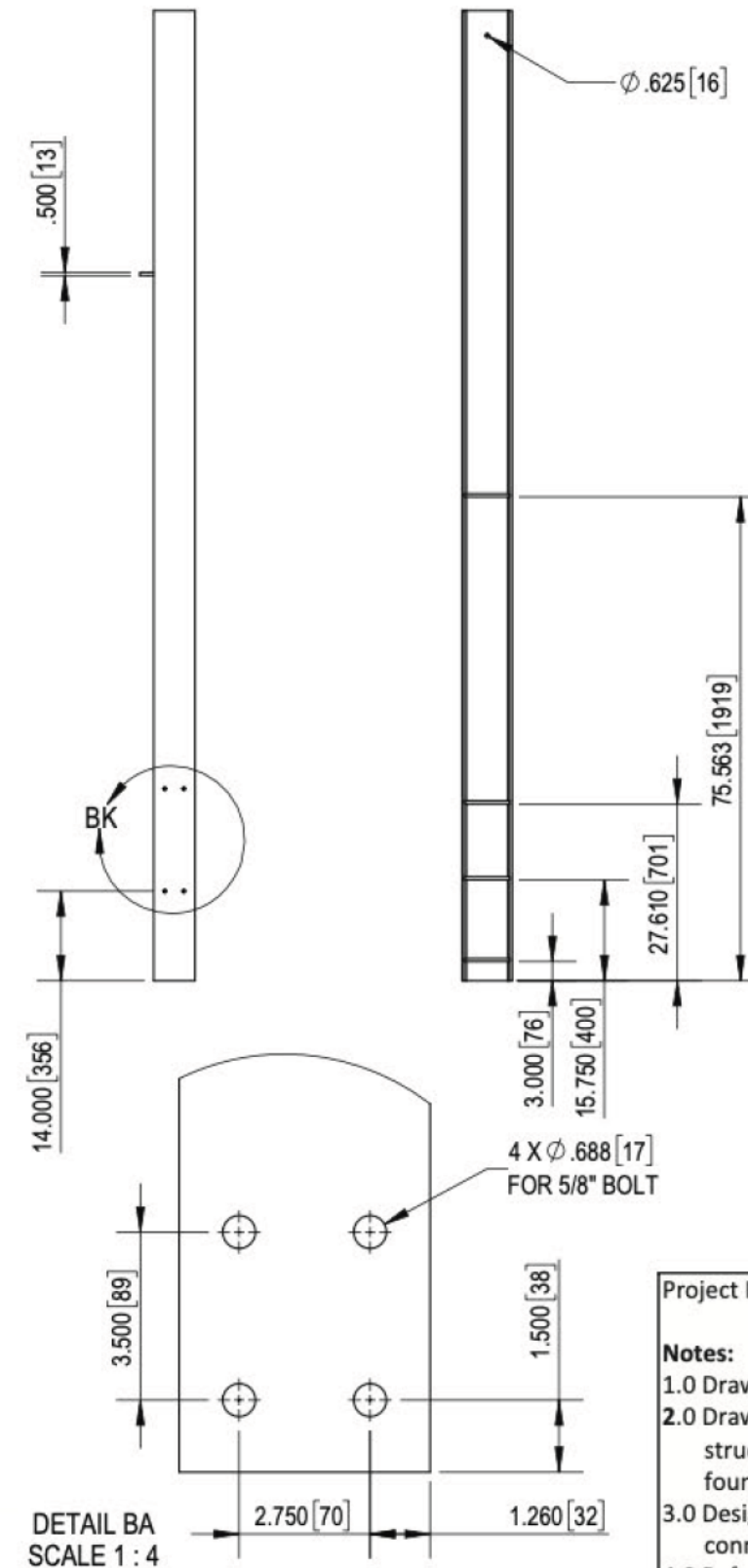
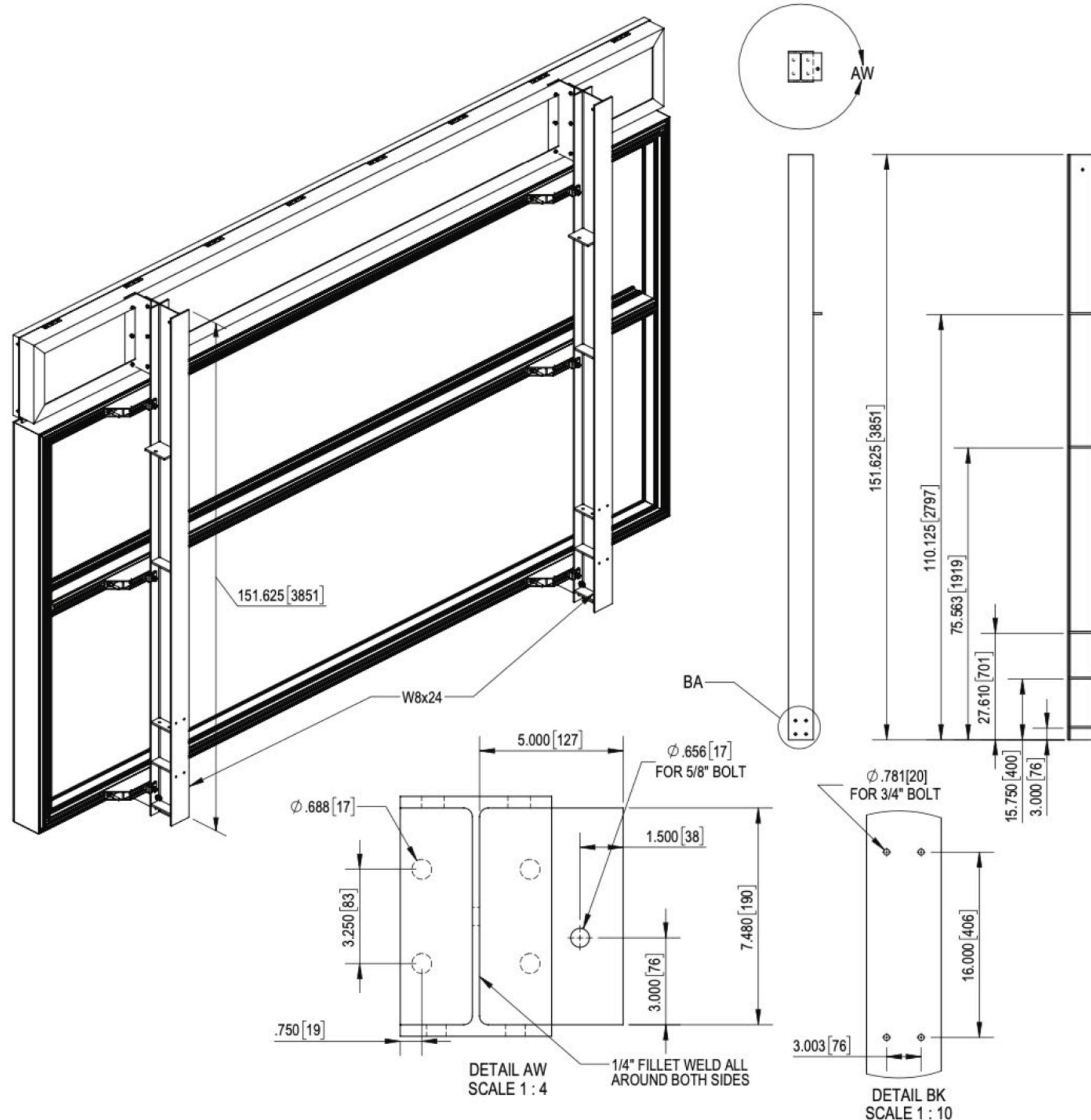
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2 LEFT AND 2 RIGHT REQUIRED
VERTICAL SUPPORT BEAM - 4 PCS REQ'D

APPROXIMATELY 240lbs EACH



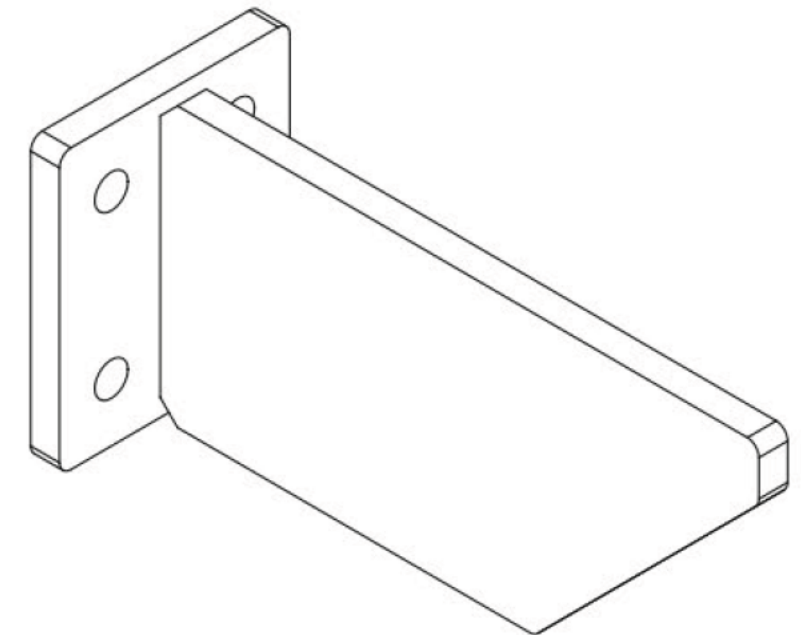
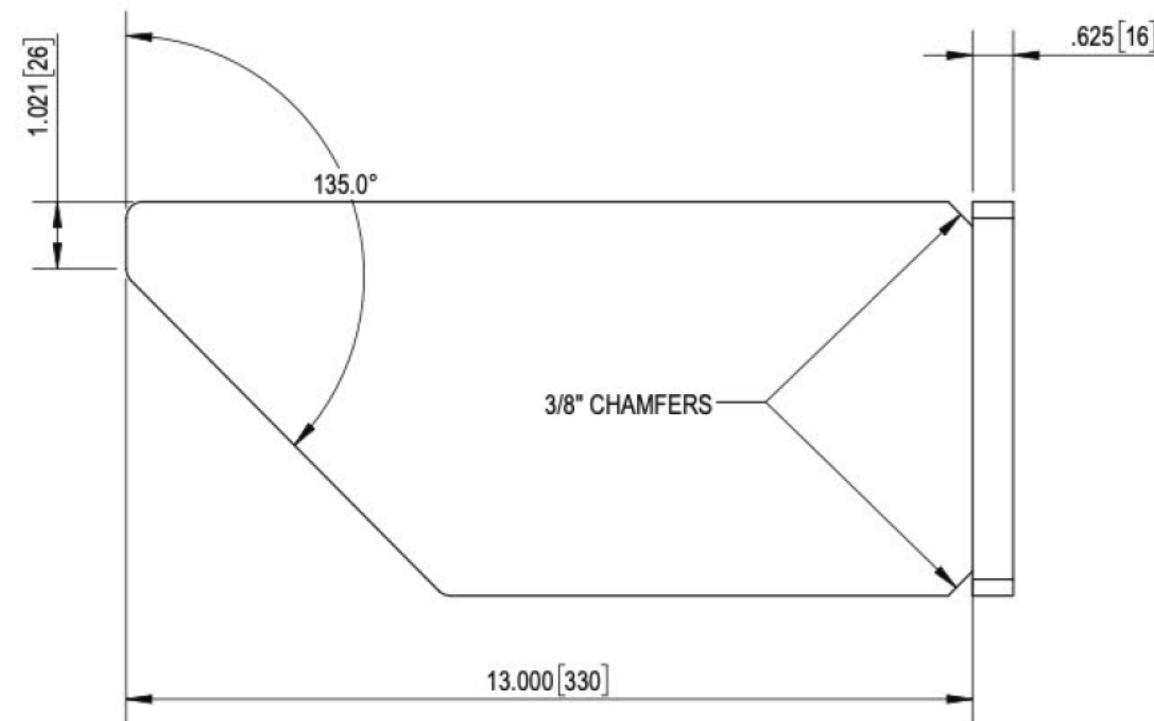
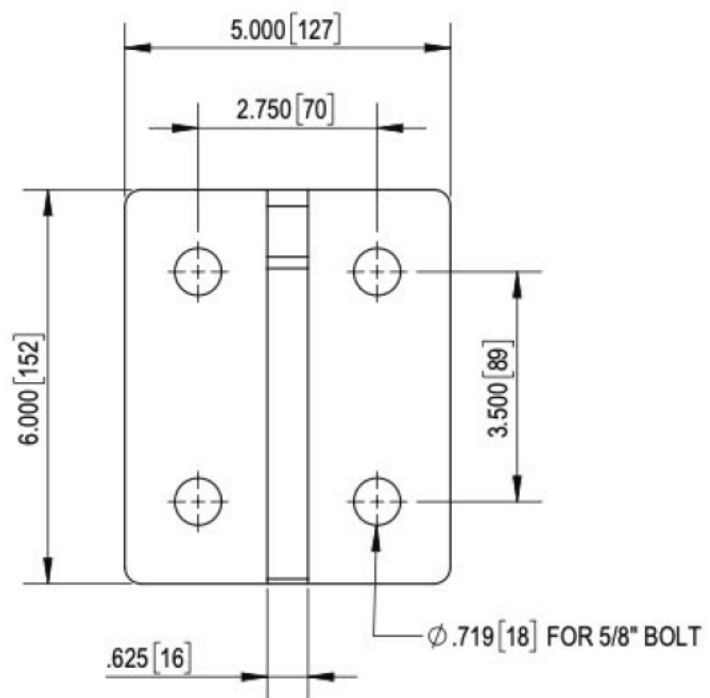
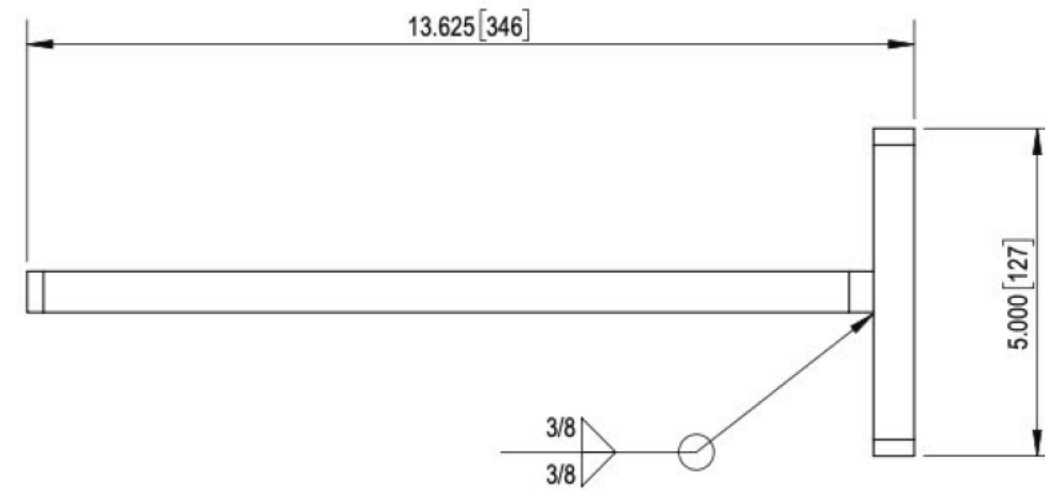
Project ID: ECA004

Notes:

- 1.0 Drawings for production and Installation
- 2.0 Drawings reviewed for steel support structure, base connection and foundation details only.
- 3.0 Design of digital display box and connections to steel structure is by others.
- 4.0 Refer to Design Notes and Specifications on sheets 2 and 5 of 16

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ASTM F1554 Gr36
ANCHOR BOLTS, x16
1-1/4" ϕ x 68" LG c/w NUT AND
WASHER AT BOTTOM END

8" THREAD AT TOP c/w
LEVELING NUTS

3/8" THICK STEEL SPACER
PLATE

TOP 24" OF ANCHOR TO
BE GALVANIZED

3/8" THICK STEEL SPACER
PLATE

4" THREAD AT BOTTOM

ϕ 36.625 [930]

34.375 [873]

3.000 [76]

ϕ 42.000 [1067]

TOP PLATE

POLE TOP MATCH PLATE

8"x4" 1/4" FLAT ACCESS DOOR
TOP AND BOTTOM REINFORCED WITH
4"x8"x1/4" HSS WELDED 1/4" FILLET
ALL AROUND

(16) 1-1/4" ϕ ANCHOR BOLTS @
22" BOLT CENTER DIAMETER, MIN.
68" LONG, SECURE ANCHOR BOLTS
TO CAST-IN PLATE (PROVIDE DOUBLE
NUT AT TOP AND EMBED 60" (8"
EXPOSED THREAD)

42" ϕ CAISSON
REINFORCE WITH (16) 25M REBAR
VERTICALS ON 29.25" REBAR CENTER
DIAMETER. 10M TIES, TOP 6 AT 6" C/C
THEN THE REST AT 12" C/C MAX

CAST-IN ANCHOR PLATE: 3/8" THICK
c/w (16) HOLES FOR ANCHOR BOLTS
2.5" UP FROM BOTTOM OF ROD.
PROVIDE NUT TOP AND BOTTOM OF
THE EMBEDDED ANCHOR PLATE

3" REBAR COVER ALL AROUND

ϕ 42.000 [1067]
(CONC. OD)

GEOTECHNICAL NOTES:

1. PRESUMPTIVE SOIL PROPERTIES USED: KP OF 3.0 AND SOIL BEARING PRESSURE (ULS) OF 1000 KPA, SOIL UNIT WEIGHT OF 21.0 KN/M³
2. DRAIN OR PUMP ALL WATER FROM HOLE PRIOR TO CONCRETE PLACEMENT
3. CONTACT GEOTECHNICAL ENGINEER TO REVIEW DESIGN ASSUMPTION IF ANY SUDDEN GRADE CHANGES WITHIN 15' PROXIMITY TO THE SIGN BASE(S) LOCATION

CONCRETE NOTES:

1. CONCRETE SHALL BE HAVE FOLLOWING MIN PROPERTIES:
f_c=30MPa AT 28 DAYS
w/c RATIO=0.50
AIR=5% TO 8%
AGGREGATE SIZE: 20mm
2. USE VIBRATION TO PLACE ALL CONCRETE DURING PLACEMENT
3. CONCRETE COVER=75mm ALL SIZES FOR PILE
4. COMPLETE ALL WORK AIN ACCORDANCE WITH A23.1,2
5. REINFORCING STEEL SHALL CONFORM TO CSA G30.18-09 GRADE 400R FOR GENERAL USE. IF REBAR CAGE IS TO BE WELDED, GRADE 400W MUST BE USED AND WELDED IN ACCORDANCE WITH CSA W186.
6. ALL REBAR SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH RSIO STANDARD OF PRACTICE, 4TH EDITION
7. VERTICAL REBAR TO BE 25M, IF SPLICED ALONG LENGTH MINIMUM OVERLAP OF 30". STIRRUPS TO BE 15M WITH MINIMUM OVERLAP OF 18"
8. CONCRETE TO BE POURED AGAINST UNDISTURBED SOIL. IF BACKFILL IS REQUIRED, IT IS TO BE PLACED IN COMPACTED LAYER TO 95%MODIFIED PROCTOR DENSITY

ϕ 25.000 [635]

ϕ 19.000 [483]

16X ϕ 1.500 [38] THRU ALL

R11.000 [279]

.375 [10]

SPACER PLATE DETAIL

GRADE

14'-0.00" [4267]
(CONCRETE DEPTH IS 15'-0" BELOW
GRADE AND 6" ABOVE GRADE)

4.000 [102]

6.000 [152]

8.000 [203]

3.904 [99]

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SignSpec
CANADA Inc.

THIS STRUCTURAL DRAWING IS THE PROPERTY OF SIGN SPEC CANADA INC. AND MAY NOT BE USED IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT FROM SIGN SPEC CANADA 2020

DIGITAL MESSAGE BILLBOARD
749 Davis Dr.

TOTAL AMP DRAW: REFER TO EMC DRAWING

ISSUED FOR PERMIT
AND FABRICATION
EYE CANDY

REVISION

FOR FABRICATION

WM

APPROX WEIGHT: XXX LBS

CUT FILE CREATED: N/A



TOWN OF NEWMARKET
Legislative Services Department
395 Mulock Drive
P.O. Box 328
Newmarket, ON L3Y 4X7

www.newmarket.ca
clerks@newmarket.ca
905.895.5193

SIGN VARIANCE APPROVAL
APPLICATION FORM

1. Owner of property Taxa Developments Ltd
Address 749 David Drive, Newmarket, L3Y 2R2

Telephone No. (416) 540 3939 Fax No. ()

Email: taxa@rogers.com

2. Name of Agent (if any) Mark Snaper

Address [REDACTED]

Telephone No. [REDACTED] Fax No. ()

Email: Mark@eyecandyads.ca

Note: *To appoint an Agent, the Owner Authorization must be filled out in full, executed and dated. Unless otherwise requested, all communications will be directed to the Agent, if any.*

3. Location and Description of Subject Property
749 David Drive, Newmarket, mixed commercial and residential

4. Nature and extent of relief applied for (Please attach a sketch or sketches to illustrate the variance requested):

Distance from residential. Our billboard will be build with a "V" shape, pointing away from any current and
future residential, avoiding any light pollution pointing their way. The billboard with have a built in light
meter to dim the billboard as the sun sets.

5. Reasons for the request for variance:
Reason for the variance is to build a digital billboard for 3rd party advertising

6. Dimensions of the proposed sign face (in metres):

Height: 2.9 Width: 5.8 Area (m²) 16.82

7. Type of sign: Digital Billboard

8. Is a survey of the property available? No

If yes, please attach a copy to this Application.


9. Have you discussed this application with the owner(s) of the property immediately touching your property? Yes

10. Do you have the written consent of your neighbour(s) to the variance? No Neighbors

If yes, please attach the consent(s) to this form.

Declaration

I have read the information provided and all above statements are true to the best of my knowledge.



Signature of Owner or Authorized Agent

Dated at the _____ of _____

this 20th day of November 20 24

Owner Authorization

Note: to be signed by Owner only if Agent has been appointed.

As of the date of this application, I am the registered Owner of the lands described above. I authorize the submission of this application on my behalf by:

Mark Snaper

Please print name of appointed Agent whom I have appointed as my Agent.

Date: _____ Signed: _____

Signature of Owner

Please print name of Owner